

Wingetts

More than just estate agents



20 Saxon Street, Wrexham, LL13 7BD

Price £210,000

A well presented and spacious 3 bedroom bay window fronted semi detached house with private drive and sunny aspect rear garden conveniently located on the fringe of the city centre and all its amenities including supermarkets, schools and good road links. The accommodation has been much improved over the years and must be viewed to appreciate its qualities. Briefly comprising a canopy porch, composite entrance door opening to the hall with staircase to 1st floor landing, light and airy lounge with feature gas log effect wood burner, dining room with an open aspect to the fitted kitchen with integrated appliances and useful understairs store cupboard. The 1st floor landing connects the 3 bedrooms (2 with fitted/built in wardrobes) and a modern bathroom with shower over bath. To the outside, the gravelled drive provides parking alongside a front lawned garden. The rear garden is a particular feature with its southerly aspect and includes a lawn, timber decked patio for relaxing and entertaining, all of which is enclosed to provide a safe environment. Energy Rating - C (71)

LOCATION

Saxon Street is conveniently located within walking distance of the City centre with its excellent range of amenities, public transport, restaurants and leisure facilities. St Joseph's Secondary School and St Giles Primary School are within easy reach together with the picturesque National Trust Parkland at Erddig. Good road links allow for daily commuting to the Wrexham Industrial Estate, the A483 bypass that connects Wrexham to Chester and the Maelor Hospital.

DIRECTIONS

From Wrexham City Centre proceed along St Giles Way with the Parish Church on your left. At the traffic lights turn left up the hill, taking the next left along Chapel Street and passing St Giles School. Take the right turn into Talbot Road and immediately left into Percy Road. Continue to the mini roundabout and take the 1st exit, next right onto Saxon Street and the property will eventually be observed on the right.

ON THE GROUND FLOOR

Canopy porch with part glazed composite entrance door opening to:

CENTRAL HALLWAY

With staircase to first floor landing, radiator and part glazed doors off.

LOUNGE 15'5" x 10'9" (4.7m x 3.3m)

A light and airy reception room enjoying a dual aspect through upvc double glazed windows overlooking the front and rear gardens, contemporary vertical radiator, wood effect laminate flooring and gas wood effect stove set within chimney breast with timber mantel and tiled hearth.

DINING ROOM 11'1" x 9'6" (3.4m x 2.9m)

Upvc double glazed bay window to front, wood effect laminate flooring, contemporary vertical radiator, inset ceiling spotlights and archway through to:

KITCHEN 13'1" x 7'10" (4m x 2.4m)

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, integrated dishwasher, double oven/grill, five ring gas hob with stainless steel extractor hood above, integrated washing machine, integrated fridge freezer, carousel corner base cupboard with in-built chopping board above, inset ceiling spotlights, part tiled walls, tiled flooring, useful understairs storage cupboard and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With upvc double glazed window, radiator, four panel white woodgrain effect doors and ceiling hatch to roof space with pull-down loft ladder to fully boarded attic.

BEDROOM ONE 11'5" x 9'10" (3.5m x 3m)

Having the benefit of three door fitted wardrobes, upvc double glazed window to front, radiator and built-in storage cupboard housing the Worcester gas combination boiler.

BEDROOM TWO 10'9" x 6'10" (3.3m x 2.1m)

Upvc double glazed window to front, radiator and built-in wardrobe.

BEDROOM THREE 7'10" x 7'10" (2.4m x 2.4m)

A good sized third bedroom with upvc double glazed window, radiator and wood effect laminate flooring.

BATHROOM 6'10" x 5'10" (2.1m x 1.8m)

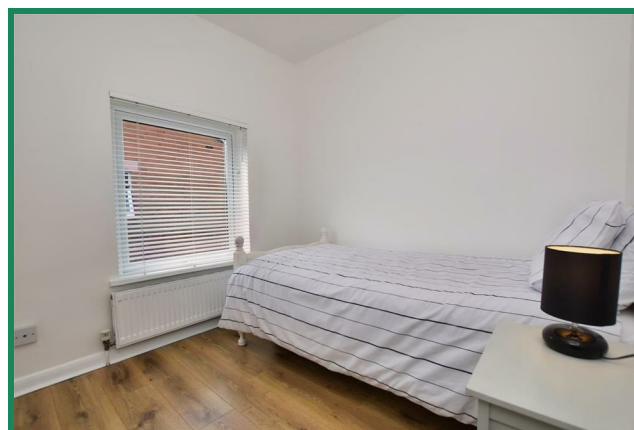
Appointed with a modern white suite of low flush w.c and wash basin with mixer tap set within vanity unit, bath with mains thermostatic shower, Drench style shower head and splash screen, part tiled walls, extractor fan, inset ceiling spotlights, grey anthracite radiator and upvc double glazed window.

OUTSIDE

The property is approached along a private gravelled driveway alongside a lawned front garden with privacy hedge. A gravelled path and timber gate leads into the rear garden which enjoys a southerly aspect together with a good degree of privacy and includes a lawned area bordered by established trees and plants, timber decked patio for outdoor entertaining, useful store shed and cold water tap.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).

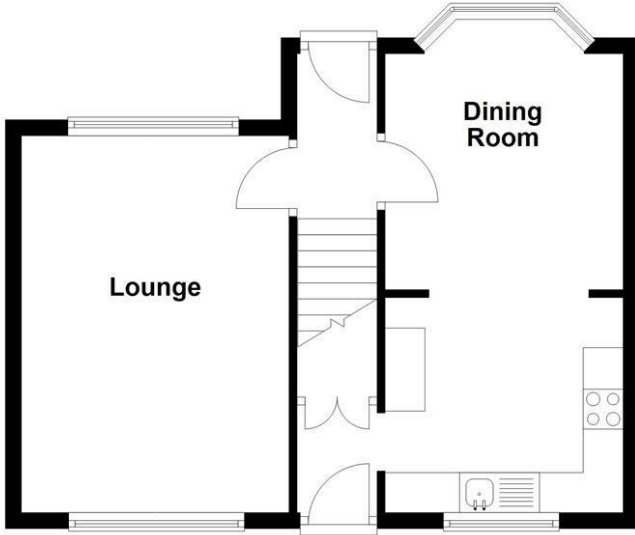




Floor Plan

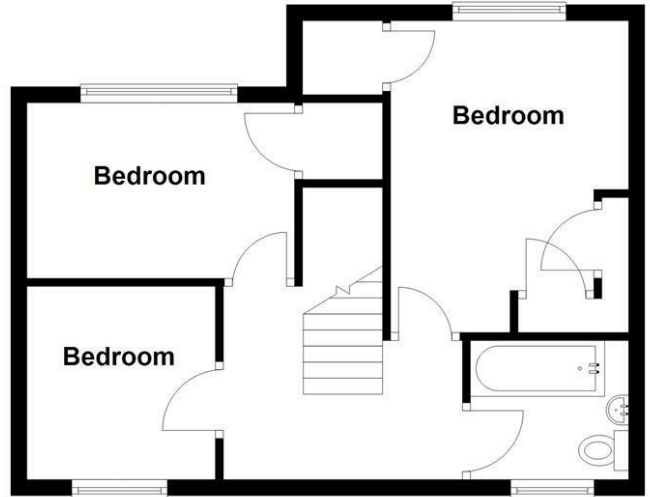
Ground Floor

Approx. 40.0 sq. metres (430.6 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.8 sq. feet)



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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