Wingetts
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36 Bertie Road, Wrexham, LL13 8EH

Price £155,000

A spacious and traditional 2 double bedroom semi detached house offering charming features including a bay window fronted lounge, good sized garden and gated parking to the rear, conveniently located within walking distance of the city centre amenities including public transport, supermarkets, restaurants and high street retailers. The well presented accommodation briefly comprises a welcoming entrance hall with staircase to 1st floor, bay window fronted lounge with fireplace, dining room featuring an exposed brick former chimney breast and a fitted kitchen/breakfast room . The 1st floor landing gives access to 2 double bedrooms, a home office and a bathroom with bath having a shower over. The attic space provides excellent storage with pull down ladder, lighting, power and Velux window with far reaching views. To the outside, a gated front garden leads to the entrance door whilst to the rear is a good sized garden with patio areas, lawn and path to gated parking accessed off Benjamin Road. NO CHAIN. Energy Rating - D (63)

LOCATION
Located on the fringe of Wrexham City Centre therefore providing an excellent location for those wishing to take advantage of all the social amenities, restaurants, public transport, University and shopping facilities on offer. There are good road links to the Wrexham Industrial Estate and the A483 Wrexham to Chester by-pass, therefore allowing for daily commuting to the major commercial and industrial centres throughout the region.

DIRECTIONS
From Wingetts Office proceed left along Holt Street to the roundabout and take the fourth exit passing Tesco on the left. Continue across the pedestrian crossing and take the left at the next roundabout passing Mecca Bingo on the left. Take the next left onto Smithfield Road and first right into Bertie Road and the property will be observed on the right.

ON THE GROUND FLOOR
Upvc part glazed entrance door opening to the hall with stairs to 1st floor landing, herringbone patterned tiled floor, store cupboard, 4 panel doors and radiator.

LOUNGE 13'7 x 10'2 (4.14m x 3.10m)
Upvc double glazed bay window to front, fireplace and radiator.

DINING ROOM 12'9 x 10'5 (3.89m x 3.18m)
Upvc double glazed window to rear, exposed brick former chimney breast, tiled hearth, radiator and 4 panel door to the kitchen.

KITCHEN/BREAKFAST ROOM 13'2 x 7'8 (4.01m x 2.34m)
Fitted with a range of base and wall cupboards, wood effect work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, 'Main' gas combination boiler, part tiled walls, plumbing for washing machine, quarry tiled floor, Upvc double glazed window, useful understairs store cupboard and Upvc part glazed external door.

ON THE FIRST FLOOR
Approached via the staircase from the entrance hall to:

LANDING
With gallery over stairwell and ceiling hatch to:

USEFUL ATTIC SPACE 12'5" x 12'1" (3.8m x 3.7m)
With pull down ladder, Velux roof light window, lighting and power.

BEDROOM ONE 13'6 x 11'1 (4.11m x 3.38m)
Two upvc double glazed windows to front, radiator and ornate cast iron fireplace.

BEDROOM TWO 12'9 x 8'3 (3.89m x 2.51m)
Upvc double glazed window to rear, ornate cast iron fireplace and radiator.

OFFICE 6'1 x 4'7 (1.85m x 1.40m)
Upvc double glazed window and radiator.

BATHROOM 7'7 x 6'7 (2.31m x 2.01m)
Appointed with a white suite of bath with electric shower over, splash screen, wash basin, w.c. part tiled walls, Upvc double glazed window, extractor fan and radiator.

OUTSIDE
To the front of the property is a gated path leading to the entrance alongside a small front garden. The rear garden includes a courtyard style patio area with cold water tap and external lighting, brick paved path leads to a further garden across a communal path, lawn and tiered path to rear gated parking accessed off Benjamin Road.

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).





























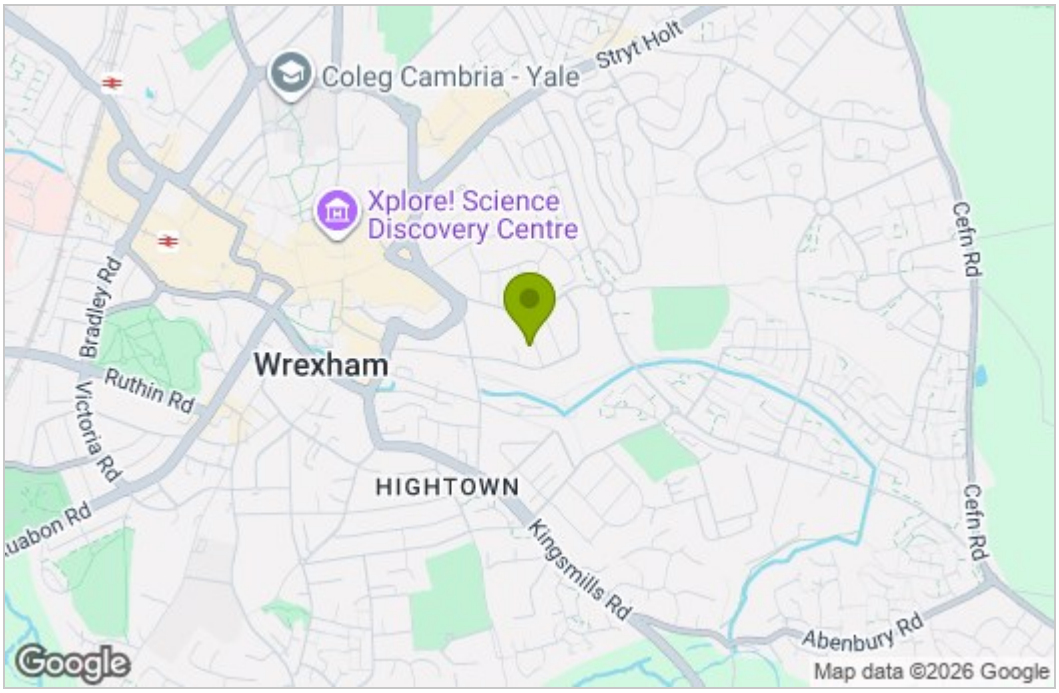
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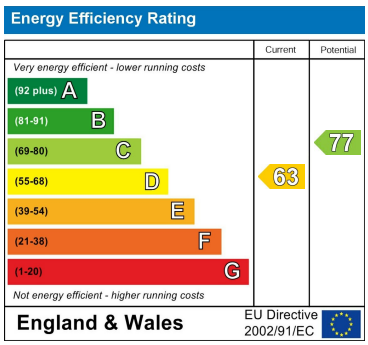
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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