

BOWEN

PROPERTY SINCE 1862



Asking Price £99,950

5, Edward Street, Wrexham LL13 7RY

🏠 2 Bedrooms

🚿 1 Bathrooms

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General Remarks

NO CHAIN - A traditionally planned two reception room / two bedroom terraced property with first floor bathroom all requiring modernisation in a convenient location between the city centre and Erddig National Trust. EPC - 66|D.

This inter-terraced town house provides traditionally planned accommodation comprising an entrance hall; two reception rooms; kitchen with free-standing gas cooker; utility room; landing to two bedrooms and a first floor bathroom with a white suite. The house has gas central heating from a "Worcester" combi boiler and PVCu double glazing. Outside there is a walled forecourt and a walled rear yard. The property does require a complete programme of refurbishment including damp course and is most suited to cash buyers.

Accommodation

Location: The property is situated amongst established residential surroundings less than a mile equidistant between the city centre and the open walks available within the grounds of Erddig National Trust. Local amenities include Victoria and St. Giles Primary schools, a Convenience Store, Bellevue Park and St. Joseph's Senior School.

Constructed: of brick beneath a slated roof.

On The Ground Floor:

Entrance Hall: 14' 5" x 3' 0" (4.39m x 0.91m) Radiator. Wood laminate floor.

Front Reception Room: 11' 2" x 8' 11" (3.40m x 2.72m) Radiator. Wood laminate floor.

Rear Reception Room: 12' 11" x 9' 7" (3.93m x 2.92m) Radiator. Wood laminate floor.

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Kitchen: 8' 11" x 6' 11" (2.72m x 2.11m) Fitted single drainer stainless steel sink unit inset into a double base unit. Further double base unit and range of wall cupboards. Free-standing "Beko" gas cooker. Radiator. Understairs storage cupboard. Double power point. Part double glazed security-style external door.

Utility Room: 7' 0" x 4' 2" (2.13m x 1.27m) Plumbing for washing machine. Wall mounted gas-fired combination boiler. Strip timber panelled ceiling.

On The First Floor:

Landing: 12' 10" x 4' 8" (3.91m x 1.42m) Loft access-point. Linen cupboard.

Bedroom 1: 12' 5" x 11' 2" (3.78m x 3.40m) Radiator.

Bedroom 2: 12' 10" x 7' 3" (3.91m x 2.21m) Radiator.

Bathroom: 9' 0" x 7' 0" (2.74m x 2.13m) Fitted three piece white suite comprising a panelled bath with shower mixer tap attachment, pedestal wash hand basin and close coupled w.c. Part tiled walls. Radiator.

Outside: Walled forecourt. Walled rear yard.





Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted combination gas-fired boiler situated in the Utility Room.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 66|D.

Council Tax Band: The property is valued in Band "C".

Directions: For satellite navigation use the post code LL13 7RY. Leave the inner ring road from Brook Street turning onto Bridge Street / Pen y Bryn. Continue to a roundabout at the junction of Ruabon and Fairy Roads at which turn right onto Victoria Road. Turn first right into Edward Street and No. 5 will be seen on the left.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.