

BOWEN

PROPERTY SINCE 1862



Offers in the region of £137,500

49 Saxon Street, Wrexham LL13 7BB

🏠 2 Bedrooms

🚿 1 Bathroom

49 Saxon Street, Wrexham LL13 7BB



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General Remarks

Having benefitted in the past from external Grant Scheme works in the early 2000s, this traditional inter-terraced property provides an excellent first-time buyer opportunity. The property is situated in popular residential surroundings about a mile from the City Centre and all amenities. Viewing recommended. NO ONWARD CHAIN.

Accommodation

Entrance Hallway: Part glazed PVCu entrance door. Fitted carpet. Radiator. Ceiling light fitting. Ceiling smoke alarm.

Lounge: 11' 5" x 9' 9" (3.49m x 2.98m) Fitted carpet. Radiator. Double glazed window to front elevation. Decorative coving. Ceiling light fitting. Power points. Television aerial point. Open plan to:

Dining Room: 12' 2" x 10' 1" (3.70m x 3.08m) Fitted carpet. Double glazed window to rear elevation. Radiator. Power points. Decorative coving. Ceiling light fitting. Storage cupboard under the stairs with light and fitted shelving.

Kitchen: 9' 8" x 6' 7" (2.94m x 2.01m) Comprising a range of white gloss wall and base units with drawer pack and marble-effect laminate work-top surfaces and fully tiled walls. One-and-a-half-bowl composite sink unit with draining-board and chrome mixer tap. Integrated "Zanussi" induction four-ring hob with an extractor hood above and an eye-level integrated "Zanussi" electric fan oven with a matching microwave oven above. Ceiling strip-light fitting. Tiled flooring. Wall mounted consumer unit for the electrics. Double glazed window to side elevation. Fully frosted PVCu double glazed door to the rear garden. Space for a tall fridge freezer. Power points. Plumbing for washing machine. Radiator.

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.

On The First Floor:

Landing: Fitted carpet. Ceiling light fitting. Ceiling smoke alarm. Power points. Loft hatch.

Bedroom 1: 12' 4" x 11' 4" (3.75m x 3.45m) Fitted carpet. Double glazed window to front elevation. Radiator. Power points. Decorative coving. Ceiling light fitting. Two double fitted wardrobes with blanket boxes above.

Bedroom 2: 12' 6" x 7' 11" (3.80m x 2.42m) Fitted carpet. Double glazed window to rear elevation. Radiator. Power points. Ceiling light fitting. Built-in

fitted wardrobe. Wall mounted "Honeywell" thermostat control for the gas central heating boiler.

Bathroom: 9' 9" x 6' 8" (2.97m x 2.03m) Comprising a four piece white suite to include a panelled bath, w.c. and wash hand basin set into a white vanity unit with cupboard space and flecked blue laminate surfaces. Part tiled walls. Frosted double glazed window. Wood-effect vinyl flooring. Radiator. Ceiling light fitting. Extractor fan. Fully tiled walk-in shower unit with a dual head thermostatic shower bar. Cupboard housing the "Ideal Logic Combi 24" gas central heating boiler.





Outside: Rear yard with paved Patio and outdoor tap. Brick wall boundaries. Gated access to shared access for the terraced row. Beyond this is an additional paved Patio Seating Area with borders and a mix of fenced and walled boundaries.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Ideal Logic Combi 24" gas-fired boiler situated in the Bathroom.

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

EPC: EPC Rating – 66|D.

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

Directions: From the Agents Wrexham Offices proceed down Regent Street continuing into Hill Street and at the bottom of the hill turn left onto Brook Street. At the traffic lights continue ahead along St. Giles Link Road and at the traffic lights turn right onto Salop Road. At the top of the hill at the traffic lights bear left onto Kingsmills Road and after passing the Petrol Filling Station take the next right-hand turning onto Brynycabanau Road. Continue and take the third right-hand turning onto Saxon Street. Continue until the property is observed on the right-hand side.



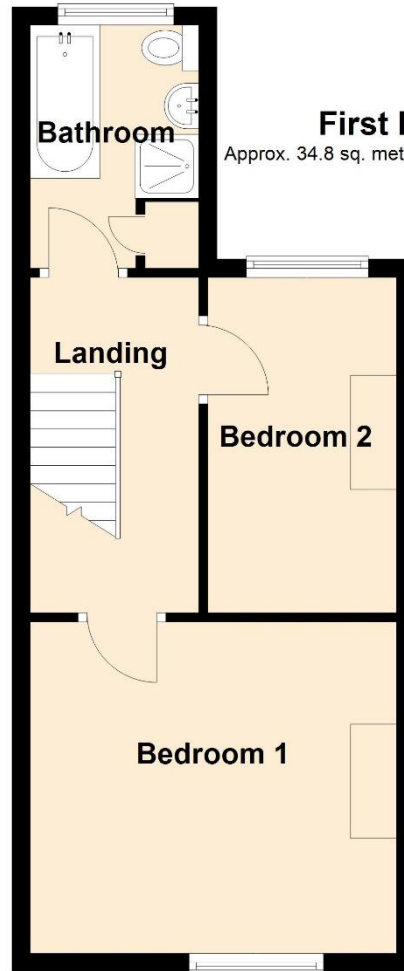
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Ground Floor
Approx. 35.9 sq. metres (386.2 sq. feet)



First Floor
Approx. 34.8 sq. metres (374.2 sq. feet)

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