Wingetts

More than just estate agents

17 Millbrook Road, Wrexham, LL13 8JH

£145,000

Enjoying a pleasant position within this popular development overlooking the open green area is this 2 bedroom mews style house conveniently located on the outskirts of Wrexham with excellent road links to the commercial centres of the region and yet within walking distance of Erddig National Trust Park. The accommodation briefly comprises an open fronted porch with useful store cupboard, Upvc entrance door opening to the hall with staircase to 1st floor landing, lounge with Upvc double glazed window to front, kitchen diner with French doors leading out to the rear garden. The 1st floor landing connects the 2 well proportioned bedrooms and the bathroom. To the outside, there is a nearby communal parking bay and path to entrance door alongside a lawned garden. The rear enclosed garden provides entertaining space with patio and lawn beyond. No Chain. EPC RATING C (71)

LOCATION
The property is located within the Abenbury Fields development on the outskirts of Wrexham City Centre and yet within walking distance of Erddig National Trust Parkland. Wrexham City Centre offers a good range of shopping facilities, social amenities and both primary and secondary schooling. Good road links provide easy access to the major commercial centres throughout the region including Wrexham Industrial Estate and the motorway networks beyond. A convenience store is within walking distance and a bus service operates locally.

DIRECTIONS
From Wrexham City Centre follow the A525 Kingsmills Road turning left into Kingsmills Road. Follow the road down taking the left hand turning over the bridge and onto Abenbury Road. Proceed up the hill and take the second right hand turning into Abenbury Fields, continue along Millbrook Road until the property will be observed on the left opposite the open green area.

ENTRANCE HALL
Open fronted porch with useful storage cupboard. UPVC part glazed entrance door opening to hall and stairs to first floor landing, radiator, mains wired smoke alarm, central heating thermostat and 6 panel door opening to the lounge.

LOUNGE 14'5" x 10'9" (4.4 x 3.3)
UPVC double glazed window with pleasant outlook over the open green area, radiator, wood effect flooring and useful understairs storage cupboard.

KITCHEN DINER 14'5" x 8'6" (4.4 x 2.6)
Fitted with a range of timber trimmed base and wall units with work surface areas incorporating a stainless steel single drainer sink with mixer tap and UPVC double glazed window above overlooking the rear garden, part tiled walls, slot in cooker, stainless steel extractor hood, wall mounted gas central heating boiler, radiator, tiled flooring, plumbing for washing machine and UPVC double glazed French doors leading to the rear garden.

1ST FLOOR LANDING
Approached by the staircase from the entrance hall to first floor landing with ceiling hatch to roof space, mains wired smoke alarm and 6 panel doors.

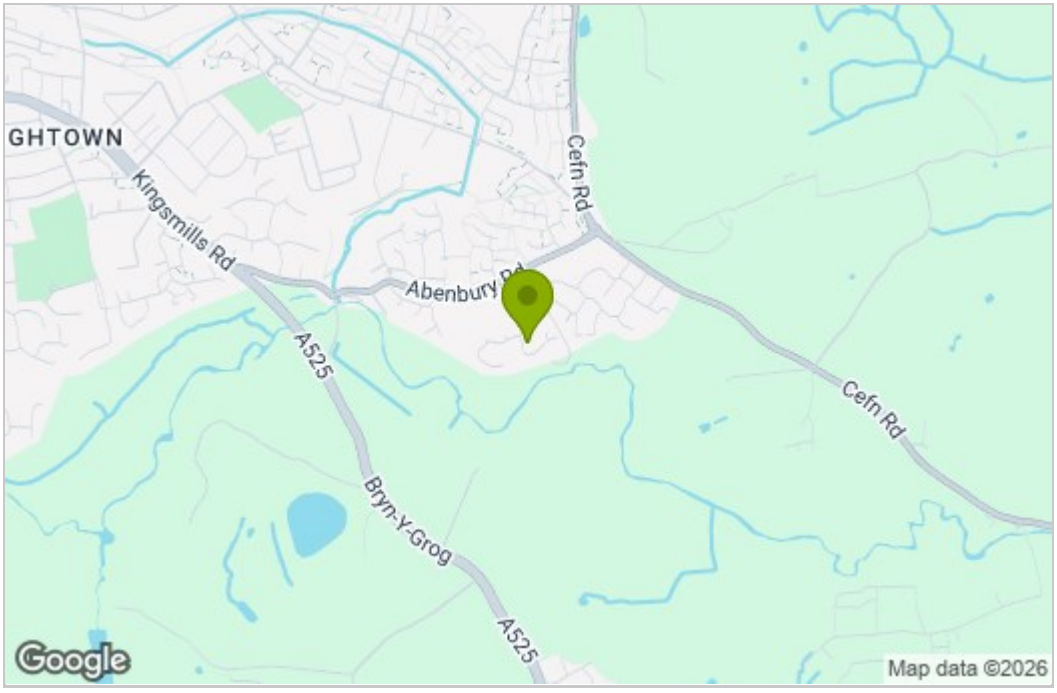
BEDROOM 1 10'9" x 14'1" into recess (3.3 x 4.3 into recess)
2 UPVC double glazed windows overlooking the open green area, radiator and airing cupboard with hot water cylinder.

BEDROOM 2 9'2" x 7'10" (2.8 x 2.4)
UPVC double glazed window to rear and radiator.

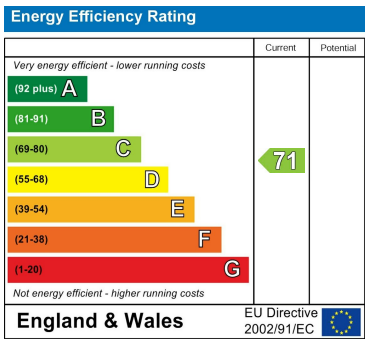
BATHROOM
Appointed with a pedestal wash basin, low flush w.c., bath with electric shower above, UPVC double glazed window, part tiled walls, extractor fan and radiator.

OUTSIDE
A paved path leads to the entrance porch alongside a lawned garden, a communal parking area is just a short walk away. To the rear of the property is an enclosed rear garden which includes a stoned paved patio with lawn beyond that benefits from not being overlooked from the rear.

Area Map



Energy Efficiency Graph



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