



**55 Mile Barn Road, Wrexham, LL13 9JY**

**Offers In Excess Of £170,000**

A well presented 2 bedroom mews style home with parking to the rear and gardens conveniently located within the popular and established residential development know as Plas Goulbourne with a good range of shops and amenities within close proximity including a frequent bus service and excellent road links. The accommodation benefits from gas fired central heating via a combination boiler and Upvc double glazing to windows and doors and briefly comprises an entrance hall with stairs to 1st floor landing, lounge with new fitted carpet and Upvc double glazed window overlooking the front garden, fitted kitchen breakfast room with access to the rear garden and useful understairs store cupboard. The 1st floor landing connects the 2 bedrooms ( 1 with built in wardrobe/cupboard) and a bathroom with shower over the bath. To the outside, a front path leads to the entrance door with lawned garden alongside. The rear garden features a timber decked patio for outdoor entertaining, lawn, potting shed and gated access to the parking. NO CHAIN. Energy Rating - C (74)

## LOCATION

Milebarn Road is located within the popular residential development known as Plas Goulbourne which lies approximately 1 ½ miles from Wrexham city centre and within close proximity to a good range of day to day shopping facilities and social amenities that includes the picturesque Acton Park centred around a fishing lake. There is a bus service that operates locally and excellent road links provide access to the Wrexham Industrial Estate and the A483 bypass which leads to Wrexham, Cheshire and Shropshire. There are both primary and secondary schools within the catchment area together with two golf courses.

## DIRECTIONS

From Wrexham city centre proceed along Holt Street into Holt Road for approximately 1 ½ miles passing The Greyhound public house on your right hand side, proceed across the next two roundabouts and turn left into Birkdale Road (Plas Goulbourne) which leads into Mile Barn Road and the property will be observed on the right after approximately 200 yards.

## ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

### HALLWAY

With staircase to first floor landing, inset ceiling spotlights and four panel door opening to:

### LOUNGE 14'1" x 9'6" (4.3m x 2.9m)

Upvc double glazed window overlooking the front garden, radiator, newly fitted carpet, inset ceiling spotlights, mains wired smoke alarm and four panel door connecting to:

### KITCHEN/BREAKFAST ROOM 12'9" x 8'2" (3.9m x 2.5m)

Fitted with a shaker style range of base and wall cupboards complimented by work surface areas incorporating a breakfast bar with radiator below, stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, slot-in cooker with gas hob and stainless steel extractor hood above, plumbing for washing machine, space for fridge freezer, part tiled walls, wood style tiled flooring, inset spotlights, useful understairs storage cupboard, concealed Worcester gas combination boiler and upvc part glazed external door.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With mains wired smoke alarm and four panel doors off.

### BEDROOM ONE 9'6" x 9'6" (2.9m x 2.9m)

Upvc double glazed window to front, radiator, and built-in storage cupboard with shelving and hanging rail.

### BEDROOM TWO 12'9" x 6'6" (3.9m x 2m)

Upvc double glazed window to rear, radiator and ceiling hatch to roof space.

### BATHROOM

Appointed with a white suite of low flush w.c, pedestal wash basin with mirror fronted vanity cupboard above, bath with mixer tap and shower take-off, chrome heated towel rail, upvc double glazed window, fully tiled walls, extractor fan and inset ceiling spotlights.

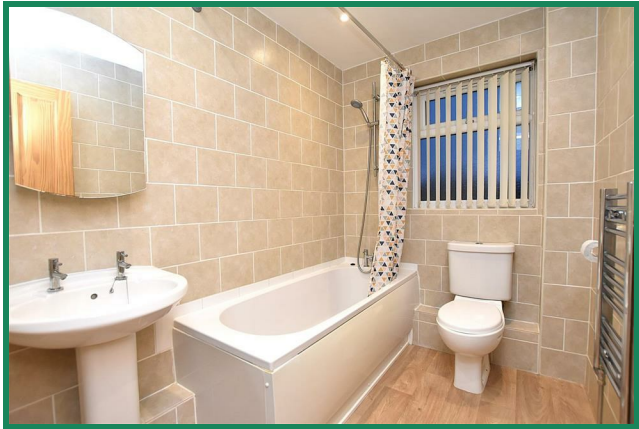
### OUTSIDE

The property is approached from the front via a pathway leading to the entrance door alongside a lawned garden. The rear garden features a timber decked patio area for outdoor entertaining, cold water tap, path leading to the rear of the garden alongside a lawned area, potting shed, decorative slate and gated access to the parking.

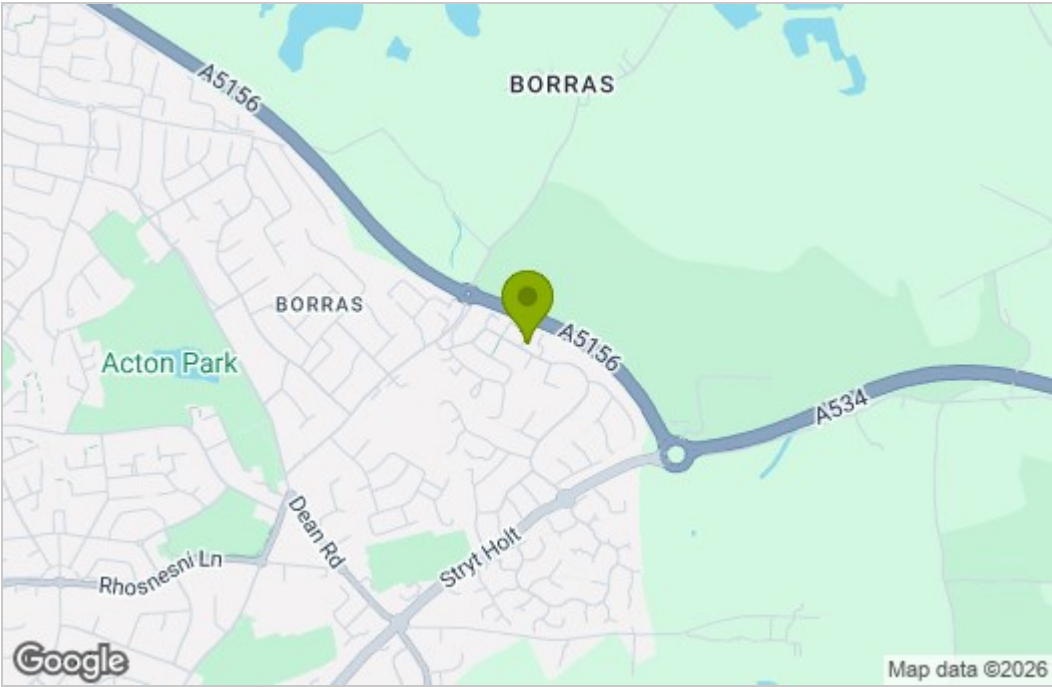
### PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.





### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	74	89
	EU Directive 2002/91/EC	

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