

BOWEN

PROPERTY SINCE 1862



Asking Price £165,000

3 Grange Court, Lodge Road,
Wrexham LL11 2DD

🏠 2 Bedrooms

🚿 1 Bathroom

3 Grange Court, Lodge Road, Wrexham LL11 2DD



General Remarks

Located on the fringe of the City Centre and within walking distance of local amenities is this immaculately presented two bedroom semi-detached property. Conveniently situated just a short walk of Plas Coch Retail Park, Wrexham University and The Racecourse Ground with the nearest access to the A483 just a couple of minutes drive away. Allocated parking to rear and low-maintenance garden. Viewing recommended.



Accommodation

On The Ground Floor:

Lounge: 13' 10" x 12' 0" (4.21m x 3.65m) Wood-effect laminate flooring. Double glazed window. Two radiators. Power points. Telephone point. Television aerial point. Decorative coving. Ceiling light point. Part glazed PVCu entrance door. Coal-effect gas fire point with a marbled-effect hearth and inset having a cream surround.

Kitchen/Dining Room: 11' 11" x 8' 4" (3.63m x 2.53m) Comprising a range of light ash-effect wall and base units with laminate work-top surfaces and a tiled splash-back. One-and-a-half-bowl stainless steel sink unit with draining-board. Breakfast bar. Space for a tall fridge freezer. Plumbing and space for a washing machine. Integrated four-ring gas hob with an extractor hood over and an electric oven with separate grill beneath. Cupboard housing the "Potterton Suprema" gas central heating boiler. Ceiling spot-lights. Power points. Wood-effect laminate flooring. Security alarm system. Double glazed window to rear elevation. Part glazed PVCu door with double glazed side panel. Cupboard under the stairs with electric consumer unit and lighting.

Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

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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: Loft hatch. Fitted carpet. Ceiling light fitting. Ceiling smoke detector.

Bedroom 1: 11' 11" x 11' 7" (3.64m x 3.54m) Fitted carpet. Two double glazed windows. Power points. Ceiling light point. Radiator. Cupboard over the stairs housing the hot water cylinder. "Potterton" control for the central heating system. Range of fitted cupboards. Feature panelled walls.

Bedroom 2: 10' 10" x 6' 6" (3.31m x 1.98m) Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light point. Telephone point.

Bathroom: 8' 6" x 6' 0" (2.59m x 1.82m) maximum. Comprising a three piece white suite to include a low level w.c., wash hand basin set into a vanity unit and a panelled bath with "Mira" electric shower over. Fully tiled walls. Tiled flooring. Frosted double glazed window. Radiator. Ceiling spot-lights. Extractor fan.

Outside: The property is approached through wrought-iron gates. Low maintenance front courtyard. Wrought-iron railings. Courtesy lighting. Low maintenance south-facing rear garden with paved Patio Seating Area and slate chipped garden with fenced boundaries. Allocated Parking to the rear of the property.





Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Potterton Suprema" gas-fired boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 66|D.

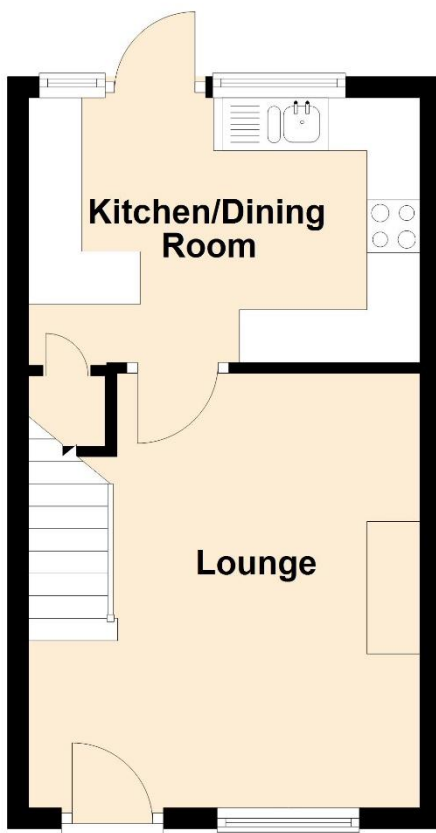
Council Tax Band: The property is valued in Band "C".

Directions: For satellite navigation use the post code LL11 2DD. Leave Wrexham City Centre on the Mold Road passing the Football Ground. At the roundabout turn right onto Plas Coch Road. Pass the Tennis Centre and after the road bears to the right by Plas Coch Welsh Primary School, take the next left onto Lodge Road. The property will then be seen on the right-hand side.



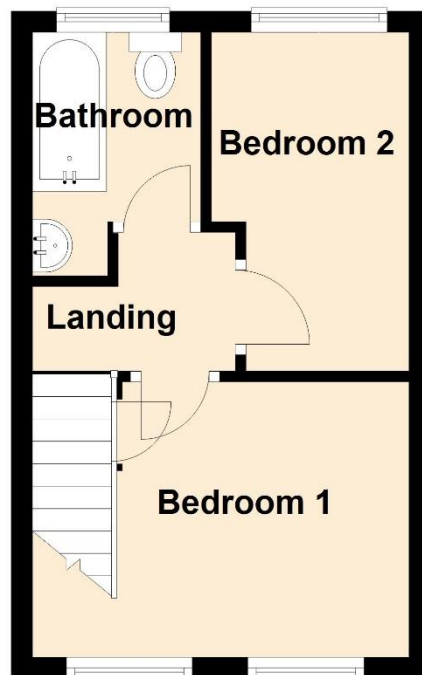
Ground Floor

Approx. 24.8 sq. metres (266.6 sq. feet)



First Floor

Approx. 21.0 sq. metres (226.0 sq. feet)



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