



**5 Stoneleigh High Street, Pentre Broughton, Wrexham, LL11 6AL**  
**Offers In Excess Of £100,000**

An excellent opportunity for 1st time buyers or investors to purchase this 2 double bedroom end of terrace house located within a convenient village just a short drive to Wrexham city centre and the picturesque Moss Valley Country Park. The property has the benefit of a gas combination boiler, modern grey fronted fitted kitchen and would benefit from some further modernisation. Briefly comprising a Upvc entrance door opening to the vestibule with 6 panel white door to lounge, inner hall with stairs to 1st floor landing, fitted kitchen diner, rear hall with access to the bathroom appointed with a white suite. The 1st floor landing connects the 2 double bedrooms, with bedroom 2 enjoying panoramic views. To the outside, there is a front forecourt area whilst to the rear is an private patio and garden area. No Chain.

Energy rating - D (57)

## LOCATION

Situated approximately 3 miles from the centre of Wrexham and within a short distance of Moss Valley Country Park with its picturesque setting and municipal golf course. Positioned within the village of Pentre Broughton with adjoining villages offering convenient shopping facilities and amenities that include Primary and Secondary Schools. Good road links allow access to the A483 by-pass which connects Wrexham to Chester, Mold and Oswestry therefore allowing for daily commuting to the major commercial and industrial centres of the region. Wrexham Maelor Hospital is only a short driving distance away as is the University. Wrexham City Centre offers a wealth of retail, leisure and social amenities.

## DIRECTIONS

From Wrexham City Centre proceed along Mold Road passing the Football Ground on your right, at the roundabout turn left passing the entrance to B & Q on the right. At the next mini roundabout take the second exit and proceed under the flyover bridge taking the next right hand turning. Proceed for approx. 1 mile passing Moss Valley Road on your right. Continue up the hill into Wrexham Road, passing the convenience shop on your right, and the property will be observed on the right on the corner of Pisgah hill.

## ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

### VESTIBULE

With six panel white woodgrain effect door leading to:

### LOUNGE 12'5" x 11'9" (3.8m x 3.6m)

Upvc double glazed window to front, radiator, fireplace and six panel white woodgrain effect door opening to:

### INNER HALL

With stairs off to first floor landing.

### KITCHEN/DINER 11'1" x 10'9" (3.4m x 3.3m)

Appointed with a modern grey fronted range of base and wall cupboards complimented by wood effect work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, part tiled walls, radiator, upvc double glazed window, understairs storage cupboard, free standing cooker and six panel white woodgrain effect door opening to:

## REAR LOBBY

Upvc part glazed external door and six panel connecting door to:

### BATHROOM 8'10" x 5'6" (2.7m x 1.7m)

Appointed with a white suite of low flush w.c., pedestal wash basin, bath with mixer tap and shower take-off, double glazed window and radiator.

## ON THE FIRST FLOOR

Approached via the staircase from the inner hall to:

### LANDING

With two six panel doors off.

### BEDROOM ONE 12'5" x 11'9" (3.8m x 3.6m)

Double glazed window to front, radiator and recessed storage cupboard.

### BEDROOM TWO 12'5" x 11'5" (3.8m x 3.5m)

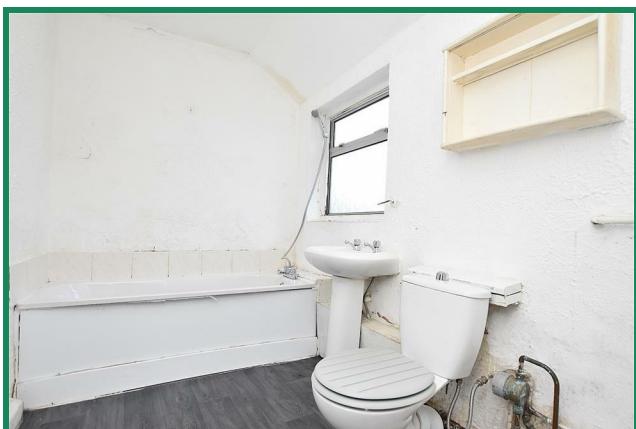
Another double bedroom with double glazed window to rear from which to admire the panoramic views, radiator and gas combination boiler.

## OUTSIDE

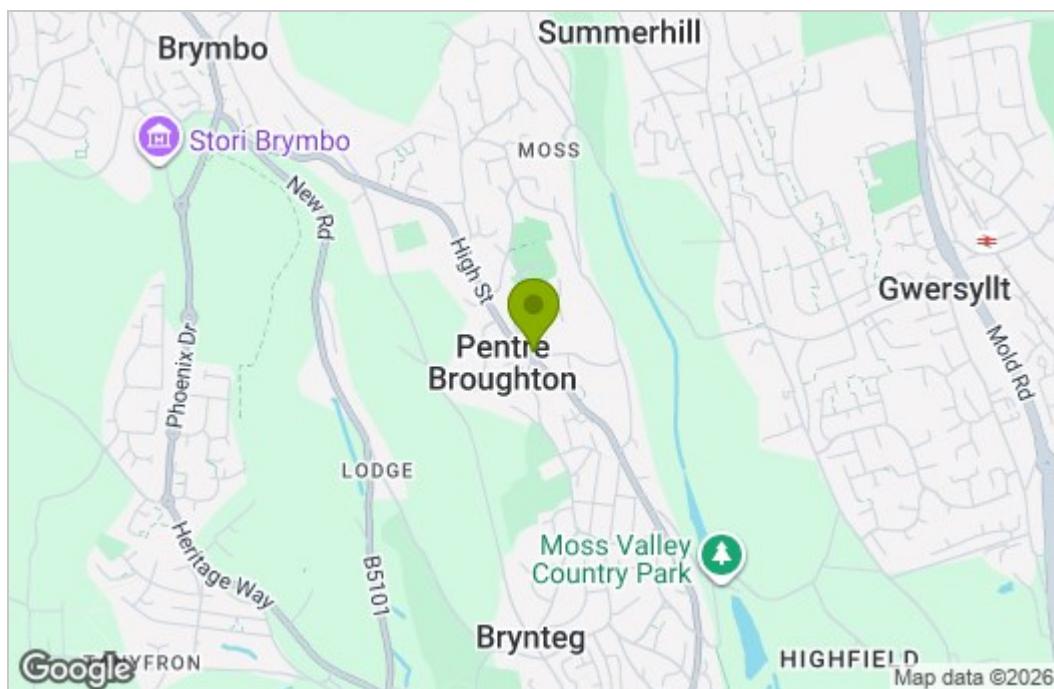
To the front of the property there is a path and steps that lead to the entrance door with a brick built front boundary wall. To the side of the property is a path that leads to the rear garden that includes a patio area, privacy hedging and raised border.

## PLEASE NOTE

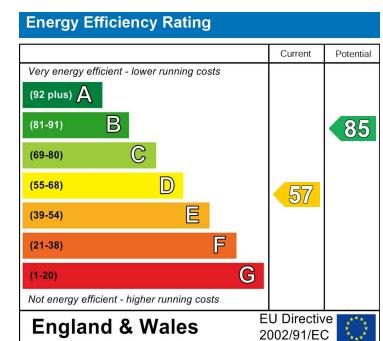
Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions. You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



## Area Map



## Energy Efficiency Graph



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