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# Wingetts

More than just estate agents

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**19 Derby Road, Wrexham, LL13 8EA**

**Price £140,000**

A spacious 3 bedroom semi detached house with gardens to front and rear having the benefit of a newly installed kitchen, neutral decoration and new floor coverings, conveniently located within walking distance of the city centre and all its amenities. The property has the benefit of gas fired central heating via a combination boiler and Upvc double glazing and briefly comprises an entrance hall with staircase to 1st floor landing, lounge with bay window and an open aspect to the good sized dining/sitting room. New grey fronted fitted kitchen with work surface areas, oven/grill, electric hob and access to the rear utility room. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles, and a large bathroom. To the front of the property is a gated decorative gravelled garden and to the rear is a courtyard with further garden beyond. NO CHAIN. Energy Rating - TBC

## LOCATION

The property is conveniently located on the fringe of the city centre within walking distance of the major shopping facilities and social amenities including bars, cafes, leisure facilities and both bus and train stations. There are good road links to the A483 by pass and Wrexham Industrial Estate allowing for daily commuting to the major commercial centres of the region.

## DIRECTIONS

From Wingetts Office proceed along Holt Street to the roundabout and take the fourth exit. Continue past Tesco on your left and at the next roundabout take the 2nd exit and then immediately bear left onto Hightown Road, continue into Derby Road and the property will be observed on the right as you ascend the hill.

## ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

### HALLWAY

With tiled flooring, stairs to first floor landing with newly fitted carpet and radiator.

### LOUNGE 10'9" x 13'5" (3.3m x 4.1m)

Upvc double glazed walk-in bay window to front, radiator, cornice ceiling and newly fitted carpet that extends into:

### DINING/SITTING ROOM 13'9" x 10'9" (4.2m x 3.3m)

Upvc double glazed window to rear, radiator, newly fitted carpet and useful understairs storage cupboard.

### KITCHEN 11'5" x 7'10" (3.5m x 2.4m)

A light and airy kitchen having been newly appointed with a shaker style range of base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, four ring electric hob with oven/grill below and stainless steel filter hood above, radiator, two upvc double glazed windows and archway through to:

### UTILITY 5'10" x 8'2" (1.8m x 2.5m)

Fully tiled walls, work surface area, plumbing for washing machine, space for tumble dryer, upvc part glazed window and upvc part glazed external door.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With gallery over stairwell, newly fitted carpet and four panel doors off to all rooms.

### BEDROOM ONE 9'10" x 10'9" (3m x 3.3m)

Built-in wardrobes and storage cupboards, upvc double glazed window to front, newly fitted carpet and radiator.

### BEDROOM TWO 11'5" x 10'9" (3.5m x 3.3m)

Another double bedroom with upvc double glazed window to front, radiator and newly fitted carpet.

### BEDROOM THREE 10'9" x 5'10" (3.3m x 1.8m)

Upvc double glazed window to front, radiator and newly fitted carpet.

### BATHROOM 11'1" x 7'6" (3.4m x 2.3m)

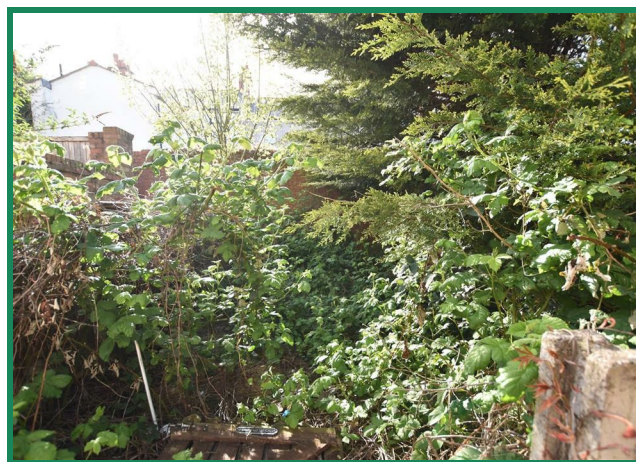
A spacious bathroom appointed with a white suite of low flush w.c, pedestal wash basin with mixer tap, bath with mixer tap, radiator, fully tiled walls, upvc double glazed door/window, Glowworm gas combination boiler and extractor fan.

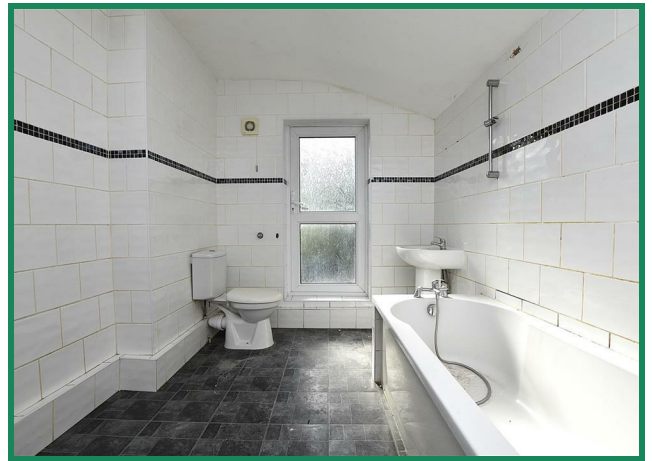
## OUTSIDE

The property is approached along a gated path leading to the entrance door alongside a decorative gravelled front garden with low level brick built privacy wall. To the rear is a courtyard style garden with gated access.

## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).

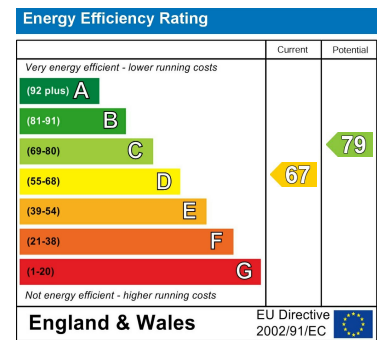




Area Map



Energy Efficiency Graph



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