



Millbank Rise, Wrexham, LL13 0YU
Price £180,000

Reference: 19266815

Date: Add text here

TENURE: Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.
POSSESSION: Add text here
SERVICES: Add text here
OUTGOINGS: Council Tax Band details available from Wrexham County Borough Council
VIEWING: Add text here

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29 Holt Street, Wrexham, LL13 8DH
Tel: 01978 353553 Email: sales@wingetts.co.uk
www.wingetts.co.uk



Wingetts



Description

A 3 bedroom detached house with garage located within an established residential development on the outskirts of the centre of Wrexham in close proximity to the picturesque Erddig National Trust Parkland and some convenient shopping amenities. Enjoying a private sunny aspect rear garden, the accommodation briefly comprises a Upvc entrance door, hall, lounge with living flame gas fire and an open aspect to the dining area that has access to the rear garden. Fitted kitchen. The 1st floor landing leads to the 3 bedrooms, 2 are doubles and a bathroom with separate w.c. Gas central heating and Upvc double glazing. Externally, a driveway leads to the garage alongside a front lawned garden. The rear garden includes a paved patio with lawned area beyond. NO CHAIN. Energy Rating - D (56)

LOCATION

Mill Gardens is located on the outskirts of Wrexham City Centre providing excellent road links to the major commercial and industrial centres of the region. There is a local public house and a frequent bus service operates into the City. Countryside walks are nearby within Erddig National Trust parkland and Farmfoods is within walking distance for day to day shopping. Both primary and secondary schools are in the catchment area.



DIRECTIONS

From Wrexham City Centre proceed along the A525 in the direction of Marchwiel passing Farmfoods on the left hand side. Proceed through the pelican crossing, continue down the hill and then take the next left prior to the Kingsmills Public House and left again into Ashburn Way. Proceed into the development, take the second left into Millbank Rise and proceed up the hill where No. 29 will be observed on the left.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

HALLWAY

With upvc double glazed full height window to side, laminate flooring and part glazed door opening to:

LOUNGE

14'5 x 14'2

Upvc double glazed window overlooking the front garden, living flame gas fire set within surround, stairs off to first floor landing, useful storage cupboard and an open aspect to:

DINING AREA

9'6 x 8'6

Wood effect laminate flooring, double glazed sliding patio doors to rear garden and radiator.

KITCHEN

10'7 x 8'2

Fitted with a range of base and wall units with work surface areas incorporating a stainless steel single drainer sink unit, plumbing for dishwasher, plumbing for washing machine, space for fridge freezer, gas cooker point, two upvc double glazed windows, gas wall mounted boiler, laminate flooring and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the turned staircase from the lounge with half landing and upvc double glazed window, ceiling hatch to roof space and panelled doors off to all rooms.

BEDROOM ONE

11'9 x 11'8

Two upvc double glazed windows to front and radiator.

BEDROOM TWO

11'9 x 11'1

Two upvc double glazed windows to rear and radiator.

BEDROOM THREE

8'4 x 8'1

Upvc double glazed window to front and radiator.

BATHROOM

Appointed with a two piece white suite of pedestal wash basin, bath with Triton electric shower unit above, part tiled walls, upvc double glazed window, radiator and airing cupboard housing the hot water cylinder.

SEPARATE W.C

Includes low flush w.c and upvc double glazed window.

OUTSIDE

The property is approached from the front via a private driveway leading to the garage having metal up and over door, lighting and power sockets. The front garden is mainly lawned and a side path leads to the rear garden which enjoys a good degree of privacy together with a sunny aspect and includes a paved patio with lawned garden beyond, decorative gravel and timber fencing.

COUNCIL TAX BAND - D