



## 106 Derwent Crescent , Wrexham, LL12 7YW

A beautifully presented and extended 3 bedroom semi detached home within the sought after area know an Acton, with its convenient facilities, frequent bus service, primary school and picturesque park. The accommodation has the benefit of gas central heating via a modern combi boiler and Upvc double glazing. Briefly comprising a composite entrance door opening to the central hall with staircase to 1st floor, spacious lounge with wood effect flooring and French doors to the rear garden, dining room, modern gloss fronted fitted kitchen, rear hall with access into the excellent utility/cloakroom with w.c, wash basin and provision for washing machine and dryer. The 1st floor landing gives access to the 3 well proportioned bedrooms with built in storage/wardrobes. Family bathroom with bath and shower over and a separate w.c. To the outside is a lawned front garden with potential to create a private drive. The rear South facing garden includes a stone paved patio with artificial grass beyond and a timber decked patio. Inspection strongly recommended. Energy Rating - TBC

**Price £215,000**

# 106 Derwent Crescent

, Wrexham, LL12 7YW



- Beautifully presented
- Spacious lounge
- Rear hallway, utility/cloaks
- Gardens to front and rear
- Semi detached house
- Dining room
- Three bedrooms
- Central hallway
- Modern fitted kitchen
- Family bathroom Separate w.c

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## CENTRAL HALLWAY

## LOUNGE

17'8 x 10'2 (5.38m x 3.10m )

## DINING ROOM

9'2 x 10'0 (2.79m x 3.05m )

## KITCHEN

12'8 x 7'3 (3.86m x 2.21m )

## REAR HALLWAY

9'5 x 5'8 (2.87m x 1.73m )

## UTILITY/CLOAKROOM

15'6 x 4'6 (4.72m x 1.37m )

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

12'0 x 9'3 (3.66m x 2.82m )

## BEDROOM TWO

11'1 x 10'1 (3.38m x 3.07m )

## BEDROOM THREE

8'8 x 7'4 (2.64m x 2.24m )

## BATHROOM

## SEPARATE W.C

## OUTSIDE

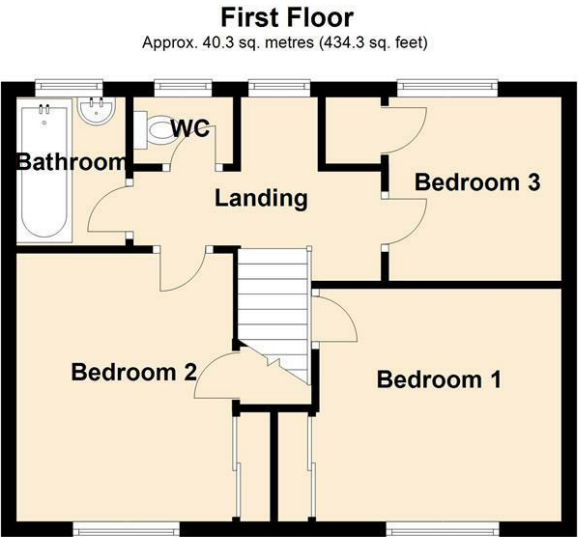
COUNCIL TAX BAND - D



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC