

Wingetts

More than just estate agents



6 Langford Close, Wrexham, LL13 9EX

Price £155,000

A spacious 3 double bedroom end mews style house with garage and good sized rear garden requiring a programme of refurbishment but having the benefit of a modern gas central heating boiler. Conveniently located on the outskirts of the city centre and within close proximity to a range of amenities, the property briefly comprises an enclosed entrance porch, hall with stairs to 1st floor landing, lounge with useful store cupboard and double doors opening to the dining room. Kitchen with base and wall cupboards leading to a further store cupboard, cloaks/w.c. and integral door to the garage. The 1st floor landing connects the 3 double bedrooms, 2 having built in wardrobes, and a bathroom. To the outside, a drive leads to the garage alongside a paved area. The rear garden enjoys a good degree of privacy and is mainly lawned bordered by established hedging. NO CHAIN. Energy Rating - D (62)

LOCATION

A small development on the outskirts of the city of Wrexham enjoying a convenient location within the catchment area of highly regarded primary and secondary schools together with good road links to the Wrexham industrial estate and A483 bypass that links Wrexham, Chester and Oswestry. There are convenience stores within walking distance and Wrexham City Centre is only a short driving distance away offering an excellent range of High Street retailers, leisure facilities and restaurants. There are 2 established golf courses within a 2 minute drive together with countryside walks.

DIRECTIONS

Proceed out of Wrexham city centre along Holt Street for approximately 1 mile. Take the 2nd exit at the roundabout and then 1st left into Langford Close, follow the road to the left and the property will be observed in the corner on the left.

ON THE GROUND FLOOR

Part glazed hardwood entrance door opening to:

ENCLOSED PORCH

With window to side and part glazed door leading to:

HALLWAY

Stairs to first floor landing, radiator and two panel door opening to:

LOUNGE 15'5" x 10'9" (4.7m x 3.3m)

Double glazed window to front, radiator, dado rail, wiring for wall lights, coving to ceiling and useful understairs storage cupboard. Part glazed sliding doors open to:

DINING ROOM 10'2" x 8'6" (3.1m x 2.6m)

Double glazed window overlooking the rear garden, dado rail, radiator, coving to ceiling and wall light point.

KITCHEN 9'2" x 7'10" (2.8m x 2.4m)

Fitted with a range of base and wall units with work surface areas incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap and double glazed window above, electric cooker point, plumbing for washing machine, tiled walls, tiled flooring, radiator, integral door to garage, storage cupboard and part glazed external door.

CLOAKROOM/W.C

Appointed with a low flush w.c, wash basin, radiator, double glazed window and fully tiled walls.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space, storage cupboard housing the Valiant gas combination boiler and further storage cupboard with radiator.

BEDROOM ONE 13'1" into recess x 10'9" (4m into recess x 3.3m)

Double glazed window to front, radiator, built-in wardrobes, dado rail and coving to ceiling.

BEDROOM TWO 12'5" x 12'1" (3.8m x 3.7m)

Double glazed window to rear, dado rail, coving to ceiling and radiator.

BEDROOM THREE 13'1" x 9'10" (4m x 3m)

Double glazed window to front, radiator, dado rail, coving to ceiling and built-in storage cupboard.

BATHROOM 7'6" x 5'6" (2.3m x 1.7m)

Appointed with a three piece suite of bath with electric shower over, low flush w.c, pedestal wash basin, double glazed window, radiator and fully tiled walls.

OUTSIDE

The property is approached from the front via a private driveway which leads to:

GARAGE 15'1" x 8'6" (4.6m x 2.6m)

Having metal up and over door, lighting and power.

GARDENS

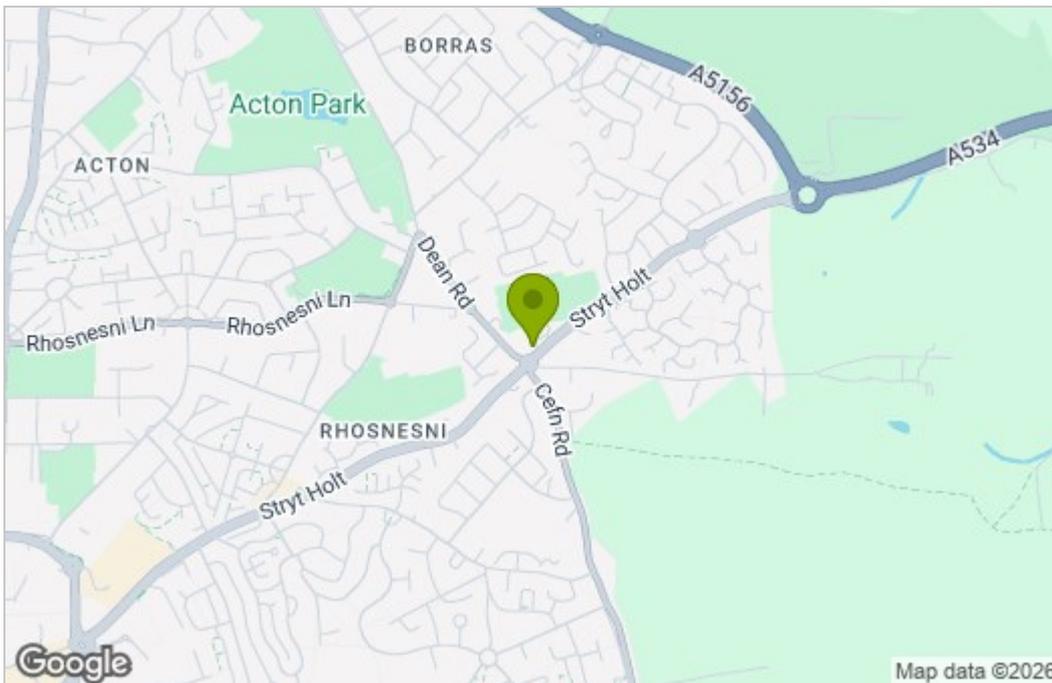
Side paved area and access gate leading to the good sized rear garden which is mainly lawned providing an excellent outdoor entertaining area together with established privacy hedging.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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