



11 Ferndale, Wrexham, LL13 9BB

Price £145,000

A spacious 3 bedroom bay window fronted semi detached house set within a good sized corner plot having the benefit of Upvc double glazing and gas fired central heating. Conveniently located on the fringe of the city centre with a good range of amenities nearby, the accommodation briefly comprises a canopy porch with Upvc part glazed entrance door opening to the hall with stairs to 1st floor landing and store cupboard, bay window fronted lounge, dining room with French doors opening to the rear garden, fitted kitchen and a covered walkway giving access to 2 useful store rooms and a gardeners w.c. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles, and a bathroom. To the outside, a path leads to the entrance door alongside a generous lawned and paved garden, whilst the side and rear gardens provide excellent outdoor entertaining space which is mainly lawned and enclosed to provide a secure environment. NO CHAIN. Energy Rating - C (69)

LOCATION

Conveniently located within walking distance of Wrexham City Centre and having access to a wide range of amenities, supermarkets, doctors and frequent bus services. Excellent road links provide access to Wrexham, Chester and the Industrial Estate. Both primary and secondary schools are also within the catchment. The property is located within a cul-de-sac.

DIRECTIONS

From Wrexham city centre proceed along Holt Street into Holt Road taking the right turn onto Hullah Lane just past the convenience store. Continue for approximately ¼ of a mile and take the right turn into Broxton Road then next right onto Ferndale and the property will be observed in the corner on the right.

ON THE GROUND FLOOR

Canopy porch with upvc part glazed door opening to:

HALLWAY

With wood effect flooring, stairs to first floor landing, radiator, upvc double glazed window to side and storage cupboard.

LOUNGE 15'8" x 11'5" (4.8m x 3.5m)

Upvc double glazed bay window to front, picture rail and radiator.

KITCHEN 12'1" x 9'10" (3.7m x 3m)

Fitted with a range of base and wall units with work surface areas incorporating a stainless steel single drainer sink unit, gas cooker point, part tiled walls, plumbing for washing machine, radiator and part glazed composite door.

DINING ROOM 9'2" x 8'10" (2.8m x 2.7m)

Adjoining the kitchen and having upvc double glazed French doors opening to the rear garden, radiator, picture rail and connecting door to the lounge.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With upvc double glazed window, panelled doors off and ceiling hatch to roof space.

BEDROOM ONE 11'1" x 13'5" (3.4m x 4.1m)

Two upvc double glazed windows and radiator.

BEDROOM TWO 11'1" x 9'2" (3.4m x 2.8m)

Upvc double glazed window to rear, radiator and storage cupboard.

BEDROOM THREE 9'2" x 7'2" (2.8m x 2.2m)

Upvc double glazed window to front, radiator and storage cupboard.

BATHROOM

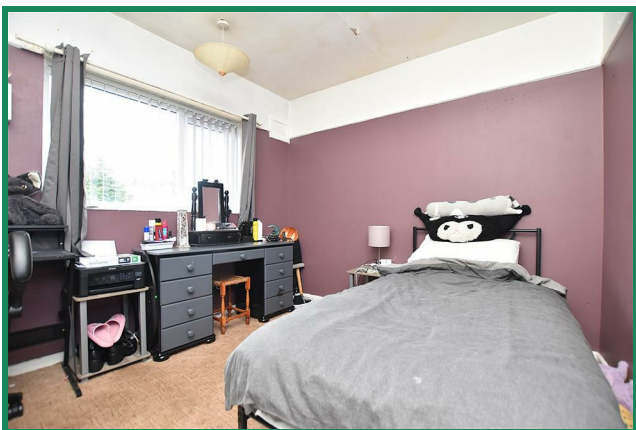
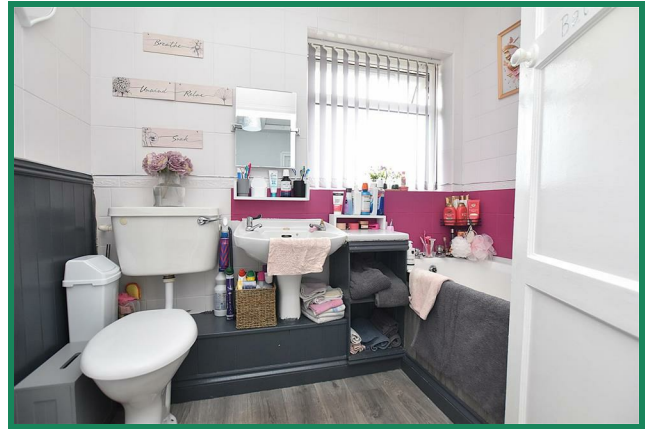
Appointed with a white suite of low flush w.c, pedestal wash basin, bath, upvc double glazed window, fully tiled walls and radiator.

OUTSIDE

The property is approached along a front path which leads to the entrance porch alongside a paved and good sized lawned garden. A side covered passageway gives access to the gardeners w.c and two useful storage sheds. The good sized side and rear gardens enjoy a private and sunny aspect and include lawned areas, patio and privacy hedging.

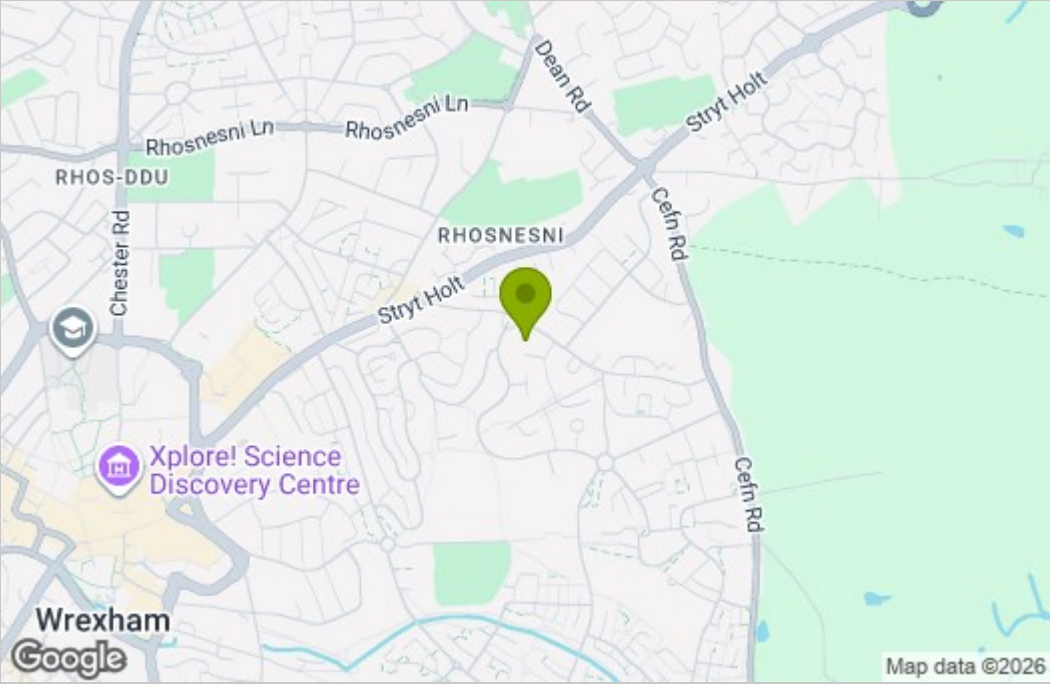
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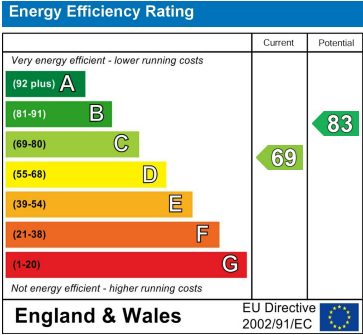


Floor Plan

Area Map



Energy Efficiency Graph



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