

Wingetts

More than just estate agents



71 Sontley Road, Wrexham, LL13 7EN

Offers In Excess Of £150,000

Available with No Onward Chain - A 2 bedroom mews house with parking to rear and private garden conveniently located on the outskirts of the city centre yet within easy reach of the picturesque Erddig National Trust Parkland, primary and secondary schools and good road links. The accommodation has the benefit of gas fired central heating via combination boiler and Upvc double glazed windows and briefly comprises a composite entrance door opening to hall with Oak veneer door and stairs to 1st floor landing, well proportioned lounge and a kitchen/diner. The 1st floor landing with Oak internal doors and store cupboard connects the 2 bedrooms and a stylishly appointed bathroom including a free standing slipper style bath. Externally, a path leads to the entrance door alongside a lawned garden, allocated parking to the rear and an enclosed and private garden with patio, lawn and good sized timber shed. Energy Rating - C (71)

LOCATION

Long been regarded as a highly sought after residential area within walking distance of the picturesque National Trust Parkland of Erddig and yet within easy reach of Wrexham City Centre which has an excellent range of High Street shopping facilities and social amenities to include restaurants, pubs, health clubs, etc. There are excellent road links to the major commercial and industrial centres of the region including the Wrexham industrial estate, Wrexham Maelor Hospital and University. The property is within the catchment area for the highly regarded St Joseph's secondary school and Victoria primary school.

DIRECTIONS

Proceed towards Wrexham City Centre along the Mold Road passing the football ground and Wrexham general train station on the left hand side, continue into the right hand lane bearing right at the traffic lights and into the left hand lane, continue over the bridge and proceed across the next roundabout through the next set of traffic lights into Victoria Road and again across the next roundabout into Fairy Road. Take the third turning into Sontley Road and proceed past St Josephs school on the right, continue past Hickorys restaurant and the property will be observed on the left.

HALL

Composite entrance door opening to the hall with wood style flooring, Upvc double glazed window to side, Oak internal door and stairs to 1st floor landing.

LOUNGE 15'1 x 11'9 into recess (4.60m x 3.58m into recess)

Upvc double glazed window to front, fire surround, wood style flooring, coving to ceiling, radiator and connecting door to the kitchen/diner.

KITCHEN/DINER 11'8 x 9'4 (3.56m x 2.84m)

Appointed with a white fronted range of base and wall cupboards with wood work surface areas, 1 1/2 bowl sink unit with mixer tap with Upvc double glazed window to rear, gas hob with oven/grill below and stainless steel extractor hood above, plumbing for washing machine, part tiled walls, tiled floor, radiator and Upvc part glazed external door.

1ST FLOOR LANDING

Approached via a staircase from the entrance hall with Oak internal doors off, ceiling hatch to roof space and store cupboard with Glowworm gas combination boiler.

BEDROOM 1 11'8 into recess x 11'2 (3.56m into recess x 3.40m)

Upvc double glazed window to front, radiator and wood style flooring.

BEDROOM 2 13'6 into recess x 7'1 (4.11m into recess x 2.16m)

Upvc double glazed window to rear and radiator

BATHROOM

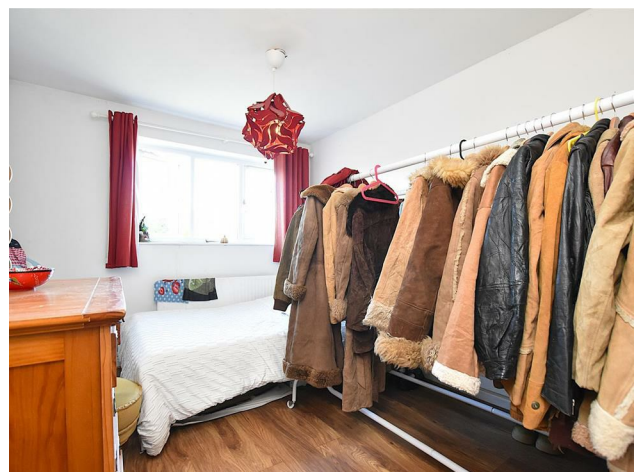
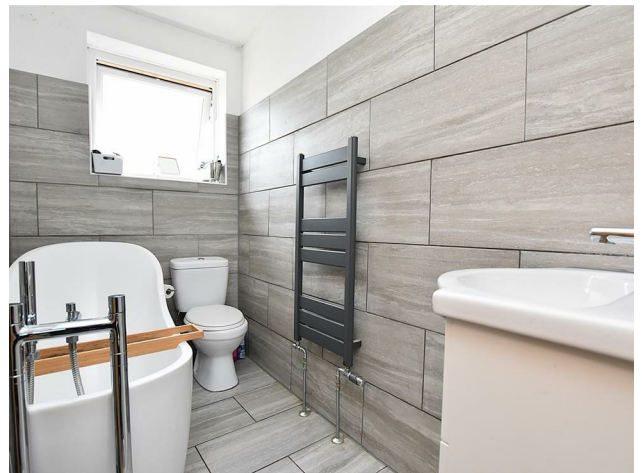
Appointed to an excellent standard to include a slipper style freestanding bath with mixer tap and hand held shower take off, low flush w.c. wash basin in vanity unit, part tiled walls, tiled floor, grey contemporary heated towel rail, inset spotlights and Upvc double glazed window.

OUTSIDE

To the front of the property is a path leading to the entrance door alongside a lawned garden. A shared communal road leads to the rear allocated parking bay. The rear enclosed garden features a paved patio area, lawn and good sized timber shed. Gated path to parking area and additional storage space.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Conveyancing . 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.



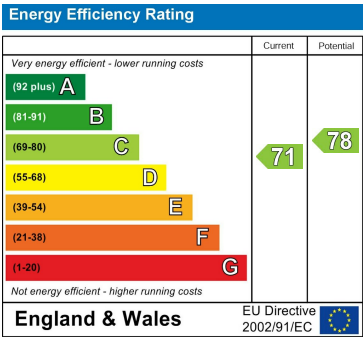


Floor Plan

Area Map



Energy Efficiency Graph



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.