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# Wingetts

More than just estate agents

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**9 Walnut Street, Rhosddu, Wrexham, LL11 2NE**

**Price £115,000**

A 2 bedroom traditional town house with garage requiring a scheme of refurbishment conveniently located within walking distance of the city centre and its excellent range of amenities, public transport, University and road links. The accommodation has the benefit of a gas combi boiler, Upvc double glazing and briefly comprises a Upvc double glazed entrance door opening to the lounge with stairs to 1st floor landing, kitchen dining room fitted with a range of base and wall cupboards and access to the rear garden. The 1st floor landing gives access to the 2 bedrooms and a bathroom. The property fronts onto Walnut Street, which is a one way street, and an access road to the rear leads to the detached garage with good sized rear garden beyond. NO CHAIN. Energy Rating - D (64)

## LOCATION

Conveniently located within walking distance of the city centre and all its amenities including cafes, restaurants, high street shops, supermarkets and bus and train stations. Schools are local together with good road links to Wrexham, Chester and Mold allowing for daily commuting to the commercial and industrial centres of the region.

## DIRECTIONS

From Wrexham City Centre proceed along Rhosddu Road for approx ¼ of a mile passing the convenience store. Just before the right turn for the fitness centre, turn right onto Walnut Street and the property will be observed on the right.

## ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

### LOUNGE 13'9" x 12'9" (4.2m x 3.9m)

Stairs to first floor landing, upvc double glazed window to front, radiator and wood effect flooring.

### KITCHEN/DINER 13'9" x 10'9" (4.2m x 3.3m)

Fitted with a range of base and wall units with work surface areas incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, two upvc double glazed windows, plumbing for washing machine, gas cooker point, radiator, upvc part glazed external door, gas combination boiler and part tiled walls.

## ON THE FIRST FLOOR

Approached via the staircase from the lounge to:

## LANDING

With ceiling hatch to roof space and radiator.

### BEDROOM ONE 12'9" x 10'5" (3.9m x 3.2m)

Upvc double glazed window, mirror fronted sliding door wardrobes and built-in storage cupboard.

### BEDROOM TWO 10'9" x 7'2" (3.3m x 2.2m)

Upvc double glazed window to rear and radiator.

## BATHROOM

Appointed with a pedestal wash basin, low flush w.c, twin grip panelled bath with electric shower over, fully tiled walls, upvc double glazed window, radiator, storage cupboard and shaver socket.

## OUTSIDE

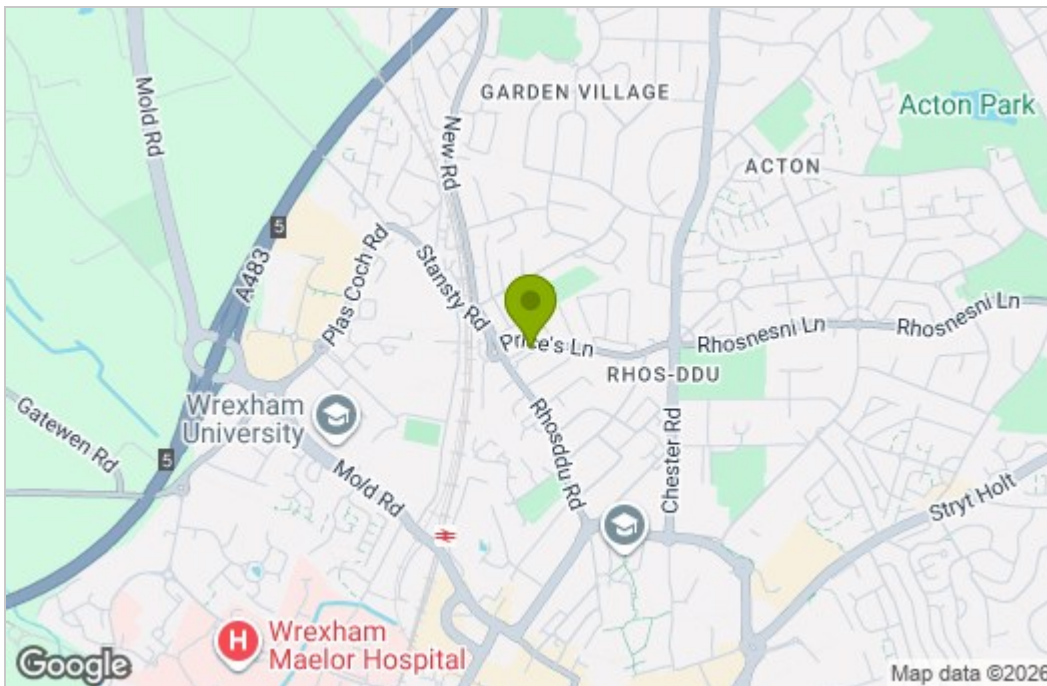
To the rear of the property is an enclosed yard area and an access lane leads to the detached garage with hinged double doors. A side gate leads to the good sized rear garden which is mainly lawned and includes established trees and flowerbeds.

## PLEASE NOTE

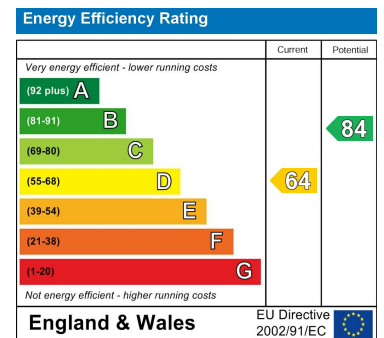
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## Area Map



## Energy Efficiency Graph



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