

Wingetts

More than just estate agents



59 Erddig Road, Wrexham, LL13 7DP

Price £160,000

A well presented and deceptively spacious 2 bedroom end of terrace town house with charming features including a walk in bay window with French doors and the benefit of a gravelled drive. Conveniently located on the fringe of the city centre with all its amenities and public transport and within walking distance of the picturesque Erddig National Trust parkland. Situated within a conservation area, the property briefly comprises a canopy porch, entrance hall with stairs to 1st floor landing, lounge with bay window and fireplace, dining room with useful store cupboards, fitted kitchen with arch through to a breakfast room with French doors to the courtyard garden. The 1st floor landing connects the 2 double bedrooms and a bathroom including a bath and separate shower enclosure. To the front of the house is a gravelled drive alongside a private paved garden with established hedging. To the rear is a private courtyard style garden with access gate. NO CHAIN. Energy Rating - D (60)

LOCATION

Located on the fringe of the city centre yet within close proximity to the picturesque Erddig National Trust parkland which provides pleasant country walks. The well-regarded St Joseph's secondary school is only a short walking distance away together with a choice of primary schools and the city centre is only a 10 minutes walk. The A483 by-pass is within a short driving distance and provides for excellent communication links to the major commercial and industrial centres of the region to include Chester Business Park, Wrexham Industrial Estate and the North West. Wrexham Maelor Hospital is also within easy reach.

DIRECTIONS

From Wrexham city centre take Bradley Road and through the traffic lights into Victoria Road, over the roundabout into Fairy Road and take the second left into Erddig Road, bear left again and the property will be observed on the right.

ON THE GROUND FLOOR

Canopy porch with part glazed door opening to:

HALLWAY

With radiator, tiled floor, stairs to first floor landing, mains wired smoke alarm, Period features and four panel pitched pine door to:

LOUNGE 11'9" x 11'5" (3.6m x 3.5m)

Featuring a walk-in bay window with French doors opening to the front garden, living flame gas fire in surround with fitted storage cupboards and shelving within recess, cornice ceiling, radiator and arch through to:

DINING ROOM 12'1" x 11'9" (3.7m x 3.6m)

Upvc double glazed window to rear, radiator, mains wired smoke alarm, useful understairs storage cupboards and four panel pitched pine door opening to:

KITCHEN 8'2" x 7'2" (2.5m x 2.2m)

Fitted with a shaker style range of base and wall cupboards complimented by wood effect work surface areas incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above, four ring electric hob with oven/grill below and extractor hood above, Worcester gas combination boiler, plumbing for washing machine, space for fridge freezer, part tiled walls, tiled floor and archway through to:

BREAKFAST ROOM 8'6" x 8'2" average (2.6m x 2.5m average)

Upvc double glazed French doors leading to the courtyard style garden and radiator.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, upvc double glazed window, ceiling hatch to roof space, mains wired smoke alarm and four panel pitched pine doors off.

BEDROOM ONE 15'1" x 11'9" (4.6m x 3.6m)

Two double glazed sash windows to front, radiator and coving to ceiling.

BEDROOM TWO 11'9" x 9'6" (3.6m x 2.9m)

Upvc double glazed window to rear and radiator.

BATHROOM 7'6" x 6'10" (2.3m x 2.1m)

Appointed with a four piece white bathroom suite of pedestal wash basin, twin grip panelled bath with mixer tap, low flush w.c, shower enclosure with mains thermostatic shower, chrome heated towel rail, upvc double glazed window, part tiled walls, extractor fan and inset ceiling spotlights.

OUTSIDE

To the front of the property is a gravelled drive alongside a paved private front garden with established hedging and external lighting. To the rear of the property is a courtyard style patio area enjoying a good degree of privacy together with rear gated access.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).

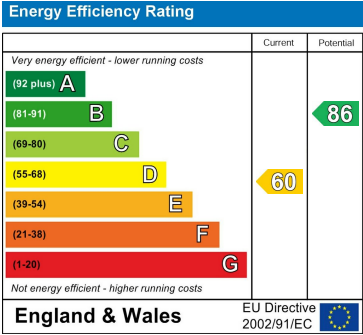


Floor Plan

Area Map



Energy Efficiency Graph



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