



101 Saxon Street

Wrexham, LL13 7BB

£325,000

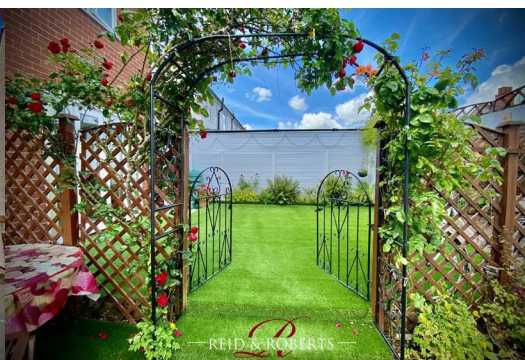


Reid and Roberts Estate and Letting Agents are delighted to offer this beautiful Four Bedroom Detached Family Home with the added benefit of a Detached Two-Storey Garage/Office Building known as "The Coach House". The property is situated on Saxon Street which is just a few minutes work from both the 'City' centre and Erddig National Trust.

In brief the property comprises; Entrance Conservatory, Reception Hall, Kitchen, Dining Room, Downstairs WC, Sitting Room and Lounge, with the option to remove wooden panels to give an open plan feel. To the First Floor you will find a spacious Landing Area, Four Double Bedrooms and Family Bathroom with Storage Room.

Externally there is a driveway for numerous vehicles to the side and rear, garden and patio to the front, easy to maintain Italian style garden to the rear, a Potting Room and "The Coach House" comprising; a Detached Workshop, Office Space, Double Garage with stairs leading to a further first floor room/Studio which can have a number of uses.

Viewing is highly recommended to appreciate the space there is on offer.





Entrance

There are two optional access points into the property, either via the side kitchen door or via the entrance conservatory to the front of the property

Conservatory/Porch

Attached to the property with dual elevation over the front garden area. UPVC door and floor to ceiling windows. Tiled flooring. Polycarbonate roof. Power sockets. Two wall lights. Wooden door with glazed side panels leading into:

Reception Hall

Doors off to reception rooms, downstairs WC and kitchen. Stairs rising to first floor with storage cupboard under. Inset ceiling lighting. Telephone point. Carpet flooring. Panelled radiator.

Downstairs W.C

Two piece suite comprising low level WC and wash hand basin with storage under. Cupboard housing 'Worcester' boiler with shelving. Tiled walls. Inset LED lighting. Frosted uPVC double glazed window to the side elevation.

Lounge 19'0" x 12'11" (5.78 x 3.94)

A light and airy room with uPVC double glazed window to the front elevation and uPVC 'French' doors leading to the rear garden. Vertical blinds. Electric fire set in a brick built fire surround with wooden mantle and tiled hearth. Feature mirrored window with light. Carpet flooring. Television point. Two ceiling light points. Two panelled radiators. Removable wooden panels leading into:

Sitting Room 11'11" x 11'4" (3.62 x 3.46)

Additional reception room with uPVC double glazed windows to the rear elevation with vertical blinds. Carpet flooring. Panelled radiator. Ceiling light point plus two wall lights. Removable wooden panels leading into lounge.

Dining Room 14'5" x 7'10" (4.39 x 2.40)

UPVC double glazed window to the front elevation with vertical blinds. Feature fire surround. Wooden laminate flooring. Dado rail. Ceiling light point. Panel radiator.

Kitchen 9'10" x 9'9" (3.00 x 2.98)

Housing a range of wall, drawer and base units with complimentary work surface over. 1 ½ composite sink unit with mixer tap over. Integrated appliances to include: electric fan oven, hob and extractor, under-counter fridge, washing machine and dishwasher. Tiled floors and part tiled walls. Inset led lighting. Panel radiator. UPVC double glazed window to the rear elevation. UPVC double glazed door leading outside.

To the First Floor

Landing Area

Spacious landing area with carpet flooring. Access to the loft which is partially boarded with lighting. Panel radiator. Ceiling light point. Airing cupboard with water tank and shelving. UPVC double glazed window to the front elevation with vertical blinds.

Bedroom One 14'4" x 10'0" (4.37 x 3.04)

UPVC double glazed window to the rear elevation with vertical blinds. Housing a range of floor to ceiling fitted wardrobes with shelves and rail. Carpet flooring. Ceiling light point. Panel radiator.

Bedroom Two 11'1" x 8'8" (3.39 x 2.65)

UPVC double glazed window to the front elevation with vertical blinds. Housing a range of floor to ceiling fitted wardrobes with shelves and rail. Carpet flooring. Ceiling light point. Panel radiator.

Bedroom Three 9'11" x 9'11" (3.03 x 3.02)

UPVC double glazed window to the rear elevation with vertical blinds. Fitted with a wash hand basin with storage and tiled work surface. Carpet flooring. Panel radiator. Ceiling light point.

Bedroom Four 10'0" x 7'11" (3.04 x 2.41)

UPVC double glazed window to the rear elevation with vertical blinds. Carpet flooring. Panel radiator. Ceiling light point.

Family Bathroom 7'9" x 6'0" (2.36 x 1.83)

Fitted with a four piece suite comprising low level WC, wash hand basin with storage under, panelled bath and separate mains shower cubical. Tiled walls and flooring. Radiator with heated towel rail attached. Fitted vanity mirror with shave point. Ceiling light point. Door leading into:

Store Room/Dressing Room 8'1" x 14'5"(widest) (2.47 x 4.40(widest))

Door from the bathroom leading into an eave storage room. Carpet flooring. Two ceiling light points. Vanity mirror.

Outside

Potting Shed

Useful space accessed via the front and rear property. Painted concrete flooring. Power sockets. Polycarbonate roof.

Double Garage 14'9" x 14'6" (4.50 x 4.41)

Spacious double garage with up and over door. Two ceiling lights. Power sockets and shelving.

Workshop 14'9" x 10'6" (4.50 x 3.21)

Double doors leading into workshop area with power, lighting and shelving.

Office Space 14'9" x 12'0" (4.50 x 3.65)

Door leading into hallway with wooden stairs rising to first floor. Door leading into office with three electrical storage heaters and florescent lighting. Power sockets.

First Floor Studio 23'4" x 15'1" (7.11 x 4.60)

Versatile space with beamed ceiling. Four strip lights. Window to the front and side elevation. Power sockets. Wooden flooring.

To the Front

Gates lead onto the driveway. Further gate accesses the pleasant front lawn area with flowers and shrubberies to the border. Access to the conservatory and potting shed.

To the Side

Tarmacked driveway leads along the right side of the property. UPVC door leads into the kitchen.

To the Rear

The rear garden area is easy to maintain with artificial lawn adding colour all year around. There is an 'Italian' garden area with wooden pergola, tiled flooring and an array of flowers, plants and shrubberies. There is lighting surrounding the property and the garden offers a good degree of privacy and sunshine throughout the day. Gates lead onto the rear driveway area where there is access to the detached garage and workshops.

Additional Information

Council tax band is F which is £2515 per annum.

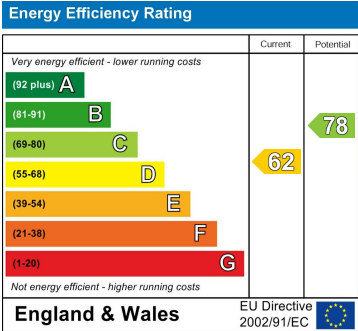
Area Map



Floor Plans



Energy Efficiency Graph



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