



Guide Price £235,000

62 Westminster Drive,
Wrexham LL12 7AU

 3 Bedrooms  1 Bathroom

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

General Remarks

A beautifully maintained and presented semi-detached house situated within favoured residential surroundings off Chester Road. The property has up-to-date fittings to both kitchen and bathroom and full double-glazing. The central heating is from a modern boiler. The kitchen has an extended breakfast room off and on the first floor there are three bedrooms and the bathroom. Ample parking, garage, level gardens. Viewing recommended. EPC Rating – 57|D.

Accommodation

On The Ground Floor:

Entrance Hall: 14' 4" x 6' 7" (4.37m x 2.01m)

Approached through a double glazed door having lead-lighted reveal. Full-height double glazed side window. Side reveal.

Dining Room: 14' 1" x 10' 10" (4.29m x 3.30m) into bay. Double glazing to bay window. Radiator. Picture rail. Archway to:

Living Room: 14' 1" x 10' 11" (4.28m x 3.32m) Focal point fire surround with marble insert and hearth with fitted living flame stone-effect gas fire. Double glazed window. Radiator. Picture rail. Television aerial point. Sky television point.

Kitchen: 10' 2" x 6' 3" (3.09m x 1.90m) Re-fitted with a range of white high gloss laminate fronted units with base and wall cabinets. Base units are set beneath granite-effect topped work surfaces, which continues as splash-back to working areas. White finished composite one-and-a-half-bowl single drainer sink unit. Built-in electric oven and grill with four-ring gas hob and cooker hood above. Space with plumbing for automatic washing machine. Double glazed window. Wall mounted "Baxi" gas-fired combination-type central heating boiler.

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Breakfast Room: 8' 2" x 7' 3" (2.50m x 2.20m) Two double glazed windows. Double glazed back door. Tiled floor.

On The First Floor:

Landing: 8' 3" x 6' 9" (2.52m x 2.05m) Double glazed window. Loft access-point to insulated roof space.

Bedroom 1: 12' 5" x 10' 10" (3.79m x 3.31m) Built-in double louvred-door wardrobe to recess containing hanging rail and shelving. Radiator. Double glazed window.

Bedroom 2: 12' 7" x 10' 11" (3.83m x 3.33m) Radiator. Double glazed window. Fitted double and single wardrobe having bridging blanket cupboards above and two matching bedside cabinets. Double-door louvred wardrobe to recess containing hanging rail and fitted shelving.

Bedroom 3: 8' 11" x 6' 9" (2.71m x 2.06m) Radiator. Double glazed window.





Bathroom: 7' 7" x 7' 5" (2.30m x 2.25m) Re-fitted with a modern three piece white suite comprising close flush w.c., pedestal wash hand basin and shower bath with instant heat electric shower fitted above. Range of chrome-finished fittings. Full tiling to walls with contrasting relief panel. Radiator.

Outside: To the front of the property there is an established lawned garden with flower borders set behind dwarf boundary walling. The driveway to the property is laid with pavers having brick inlays and has parking for three vehicles. The driveway leads to the detached Garage 5.63m x 3.15m. At the rear there is an enclosed garden laid to lawn having a corner Patio. The garden is well-defined by boundary walls and timber fencing. At the side elevation there is a paved yard for storage with pathway and secure gate to the front.

Tenure: Freehold. Vacant Possession on Completion.

Services: Mains water, gas, electricity and foul drainage are connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by the "Baxi" gas-fired boiler situated in the Kitchen.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "D".

Directions: From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn right into Grosvenor Road. At the roundabout proceed straight across, turning immediately left thereafter onto Grove Road. At the traffic lights turn left onto Chester Road and continue taking the right-hand turning onto Westminster Drive. Continue until the property is observed on the right-hand side.





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