



Hill Street | Pentre Broughton | Wrexham | LL11 6AA

Offers in the region of £145,000



ROSE RESIDENTIAL

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Situated in a popular village location, this spacious three bedroom end-terrace property offers well-proportioned accommodation throughout. The property briefly comprises an entrance hall, a spacious lounge/dining room with windows to the front and rear, a fitted kitchen, and a useful utility room with doors opening onto the rear garden. To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a four-piece suite. Externally, the property benefits from low-maintenance gardens to the front and rear, including a paved patio seating area, tiered garden with a variety of plants and shrubs, gated rear access, and a useful brick-built outside store.

### Entrance & Hallway

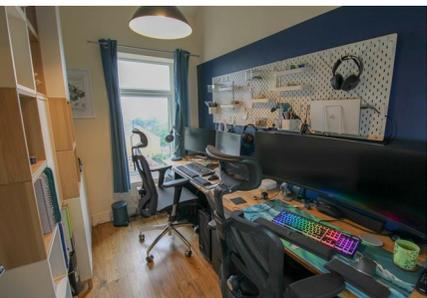
Accessed via a UPVC entrance door to the front elevation, the hallway provides access to the main living accommodation with a staircase rising to the first floor.

### Lounge & Dining Room

22'4" x 13'4" (6.83m x 4.08m)

A spacious dual-aspect reception room featuring UPVC double glazed windows to both the front and rear elevations, allowing for plenty of natural light. The room benefits from attractive feature fireplaces, wood-effect flooring, and an under-stairs storage cupboard housing the wall-mounted Worcester Bosch boiler.





### **Kitchen**

8'0" x 6'3" (2.45m x 1.92m )

Fitted with a range of wall and base units with tiled work surfaces and part tiled walls incorporating a stainless steel sink unit. The kitchen also provides space for a cooker with extractor hood above and space for a fridge freezer. A side facing UPVC double glazed window provides natural light, and a UPVC door leads through to the utility room.

### **Utility Room**

9'0" x 4'3" (2.76m x 1.31m )

A useful additional space providing plumbing and space for a washing machine and tumble dryer with worktop surfaces above. The room also benefits from tiled flooring and UPVC patio doors opening directly onto the rear garden.

### **Stairs & Landing**

Stairs lead from the hallway to a spacious first floor landing.

### **Bedroom One**

14'5" (max) x 8'11" (4.41m (max) x 2.74m )

A well proportioned double bedroom featuring a rear facing UPVC double glazed window, laminate flooring, and a radiator.

### **Bedroom Two**

10'1" x 9'4" (3.09m x 2.85m )

A further double bedroom featuring a rear facing UPVC double glazed window enjoying panoramic views, laminate flooring, and a radiator.

### **Bedroom Three**

6'2" x 9'3" (1.88m x 2.84m )

The smallest of the three bedrooms, currently utilised as a home office and offering a versatile space. The room features a front facing UPVC double-glazed window, radiator and laminate flooring.

### **Bathroom**

Fitted with a modern four piece suite comprising a freestanding roll-top bath, wash hand basin, low-level WC, and a separate shower cubicle. The room also benefits from fully tiled walls and flooring, along with a side facing UPVC double glazed window with privacy glass.



### **External**

The property is approached via a shared pathway leading to a tiered low-maintenance garden to the front. To the rear is a paved patio seating area with steps leading to a further patio area, enclosed by fencing. The property also benefits from a useful brick-built outside store.

### **Disclaimer**

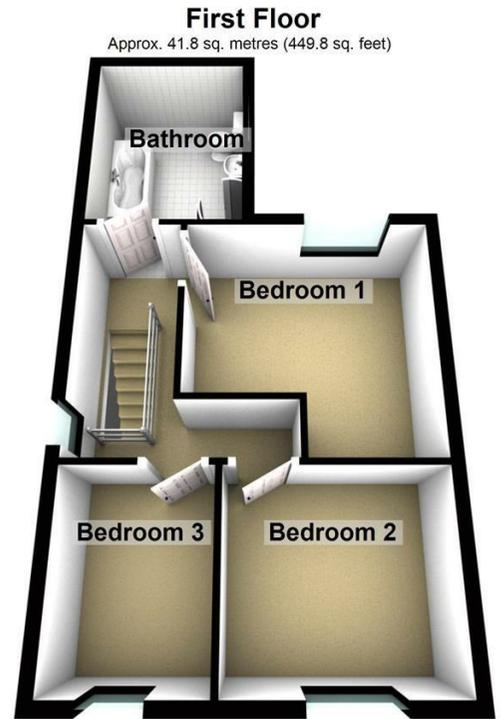
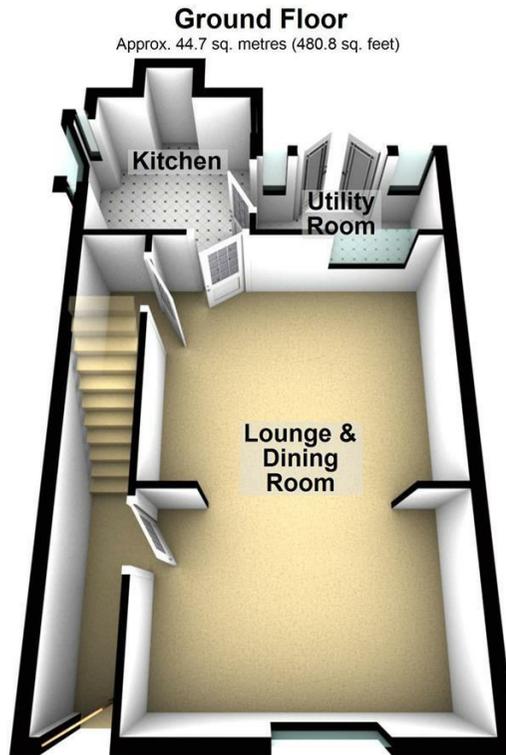
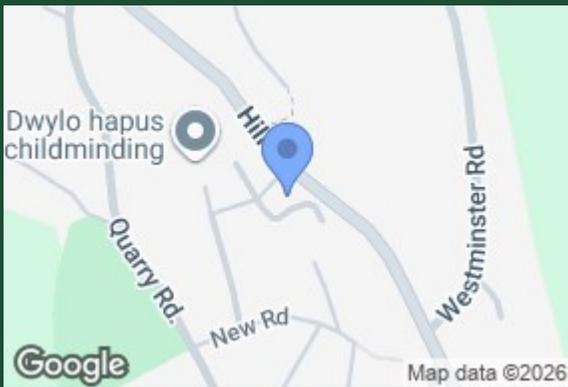
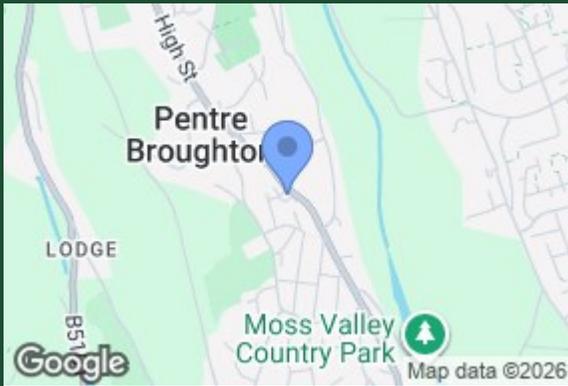
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Total area: approx. 86.5 sq. metres (930.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Wrexham

01978 504001  
sales@rose-residential.co.uk