



34 Hullah Lane, Wrexham, LL13 9AR

£165,000

—FLINT@ REID & ROBERTS—
INDEPENDENT ESTATE & LETTING AGENTS

- SEMI DETACHED HOUSE
- GOOD SIZED ACCOMMODATION
- ENCLOSED PORCH, ENTRANCE HALL
- SUN ROOM, GROUND FLOOR BATHROOM
- GCH & UPVC DOUBLE GLAZING
- EXTENDED TO THE REAR
- SITUATED ON A GENEROUS CORNER PLOT
- LOUNGE, KITCHEN
- THREE BEDROOMS
- COUNCIL TAX BAND - B / EPC - B

Accommodation Comprises:

Overhead canopy porch, courtesy light and Upvc double glazed front door with decorative panel opening to:

THE PROPERTY

Flint@ Reid & Roberts Estate Agents are delighted to offer to the market this spacious, extended three-bedroom semi-detached property, ideally located within approximately one mile of Wrexham town centre. The property is well served by regular public transport links and offers excellent access to the Wrexham Industrial Estate and the A483 bypass, providing convenient routes to the wider motorway network.

Set on a generous corner plot, the property benefits from well-proportioned gardens to both the front and rear, along with a driveway to the side providing ample off-road parking.

The accommodation briefly comprises to the ground floor: Entrance Porch, Reception Hall, ground floor Bathroom, Lounge, fitted Kitchen and Sun Room. To the first floor there is a landing area providing access to: Two double Bedrooms and a single Bedroom.

Further benefits include uPVC double glazing and gas central heating throughout.

Viewing is highly recommended, the property would be an ideal first-time purchase or investment.

SITUATION

Directions