



Stanley Road, Ponciau, Wrexham

Asking Price: £150,000

**Beresford
Adams**







ATTENTION FIRST-TIME BUYERS!

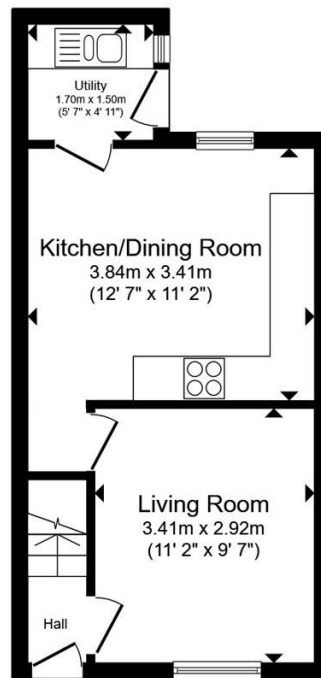
Beresford Adams are delighted to present to the market this charming and well-presented two-bedroom mid-terrace property, situated in the popular village of Ponciau.

The accommodation briefly comprises an entrance hall, cosy lounge, spacious kitchen/diner and a useful utility room to the ground floor. To the first floor are two well-proportioned bedrooms with the second bedroom benefitting from built in wardrobes and a family bathroom.

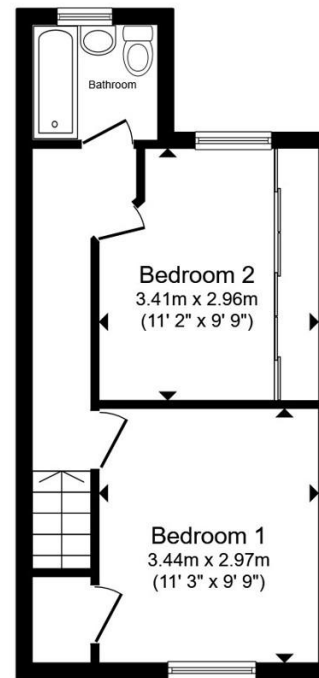
Externally, the property benefits from a front yard, while to the rear there are two brick-built outbuildings providing excellent storage space, along with a raised decked seating area—perfect for relaxing or entertaining. A pathway provides rear access to the property, leading to a lawned area beyond, which enjoys pleasant views across open fields.

Offering an ideal opportunity for first-time buyers, this delightful home must be viewed to be fully appreciated. Early inspection is highly recommended.





Ground Floor



First Floor

Total floor area 59.5 m² (641 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **B**

Tenure: **TBC**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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