



## Cunliffe Street, Wrexham LL11 2LY Offers In Excess Of £140,000

A three bedroom mid terrace property situated within walking distance of Wrexham city centre. The internal accommodation comprises an entrance hall, two reception rooms, kitchen, cellar, two bedrooms and a bathroom to the first floor and a third bedroom to the second floor in the converted loft space. Externally there is a garden to the rear.

- A THREE BEDROOM MID TERRACE
- TWO RECEPTION ROOMS
- REAR GARDEN
- WITHIN WALKING DISTANCE OF WREXHAM CITY CENTRE
- CELLAR
- NO CHAIN!



## Hallway

Laminate flooring, stairs to first floor, doors to lounge and dining room.

## Lounge

3.58 x 3.33 (11'8" x 10'11")

Laminate flooring, window to front.

## Dining Room

3.61 x 3.41 (11'10" x 11'2")

Laminate flooring, window to rear, opening to kitchen, door to cellar.

## Kitchen

3.29 x 1.92 (10'9" x 6'3")

Fitted with a range of wall and base units, complimentary worktops, single oven, four ring gas hob, tiled splashback, extractor, wall mounted gas boiler, spaces for white goods, external door to side.

## Cellar

4.31 x 3.56 (14'1" x 11'8")

Laminate flooring, extractor, radiator.

## First floor landing

Laminate flooring, doors to two bedrooms and bathroom, stairs to 2nd floor, storage cupboard.

## Bedroom One

4.57 x 3.67 max (14'11" x 12'0" max)

Window to front, laminate flooring.

## Bedroom Two

3.62 x 2.51 (11'10" x 8'2")

Window to rear, laminate flooring.

## Bedroom Three

5.50 x 2.46 (18'0" x 8'0")

Situated in the converted loft space with sloped ceilings, two skylight windows to rear and laminate flooring.

## Bathroom

3.31 x 1.91 (10'10" x 6'3")

Bath, w.c, hand wash basin, shower cubicle, window to side, non slip vinyl flooring, extractor.

## Outside

Rear yard adjacent to the house, shared pathway for rear access and opening to rear garden area.

## Additional Information

Council Tax Band

D (£1,741 p/yr)

## IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

## MORTGAGES



Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.  
Your home maybe repossessed if you do not keep up repayments on your mortgage



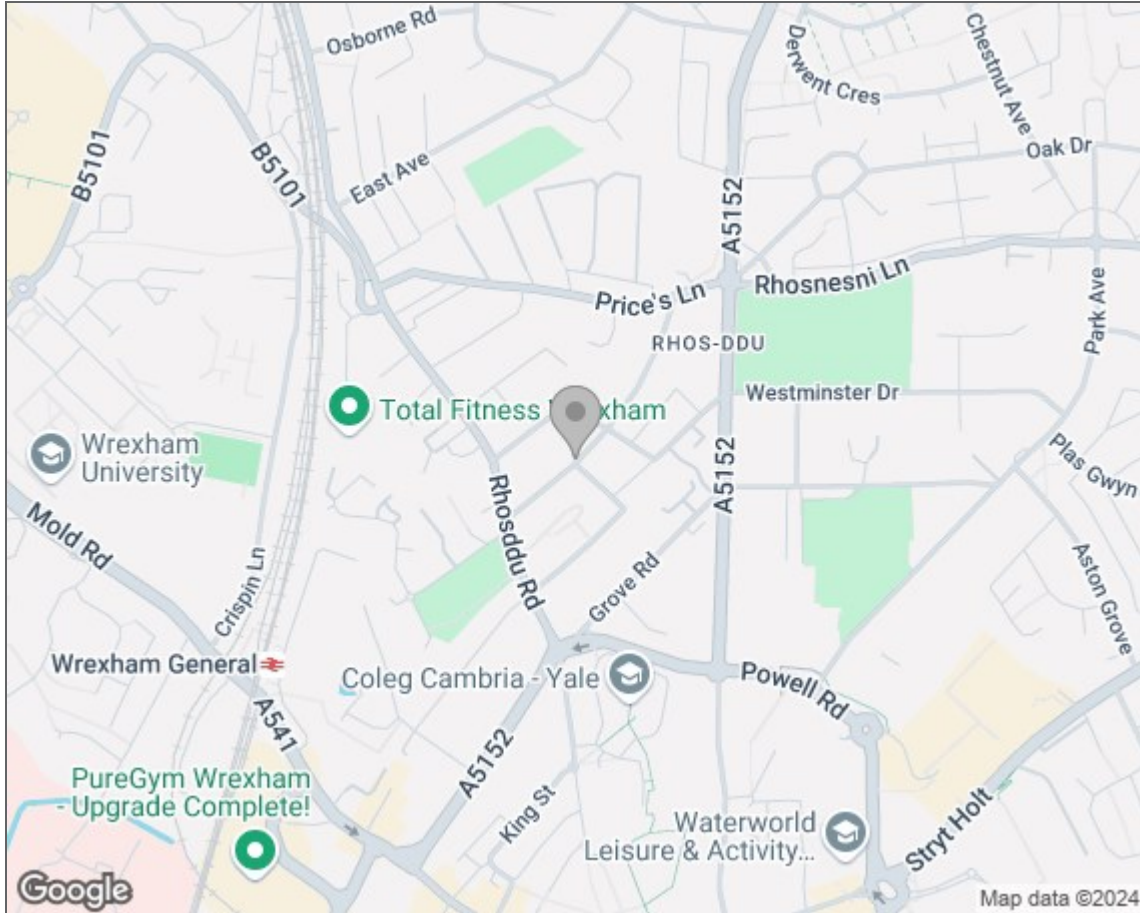




**MONOPOLY**  
BUY ■ SELL ■ RENT

01978 800186 or 01244 560610 or 01691 880407  
wrexham@monopolybuysellrent.co.uk  
www.monopolybuysellrent.co.uk





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	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

