



High Street, Wrexham LL11 6AG

£165,000

A beautifully presented 3 bedroom, 2 bathroom, semi-detached property located in the semi-rural village of Pentre Broughton. The property offers deceptively spacious living accommodation and benefits from having a modern fitted kitchen, en-suite shower room, 3 bedrooms and a good size rear garden, all of which can only truly be appreciated via internal inspection. The village of Pentre Broughton sits approximately 3 miles from Wrexham city centre and has a number of local amenities close to hand including a primary school and has good access to major road routes for commuting. In brief the property comprises of; hallway, lounge, kitchen, utility room and bathroom to the ground floor and 3 bedrooms and en-suite to the first floor.

- A beautifully presented 3 bedroom semi-detached property
- En-suite shower room
- Good size rear garden
- Deceptively spacious living accommodation
- Modern fitted kitchen
- MUST BE VIEWED TO BE APPRECIATED



Hallway

With wood effect flooring, stairs off to the first floor.

Lounge

3.64m x 3.11m (11'11" x 10'2")

A well presented lounge with a double glazed window to the front, central fireplace with inset electric fire, stone effect surround and mantel, wood effect flooring.

Kitchen

3.87m x 4.14m (12'8" x 13'6")

Beautifully appointed with an attractive range of wall, drawer and base units, wood effect work surfaces with inset 1 1/4 stainless steel sink and drainer, 'pull out' mixer tap over, built in electric oven, 4 ring gas hob with contemporary extractor fan over, part tiled walls, wood effect cushioned flooring, double glazed window to the rear, space for a fridge/freezer.

Utility Room

With plumbing for a washing machine and dishwasher, , work surface, wood effect cushioned flooring.

Bathroom

1.96m x 2.11m extending to 1.92m x 1.06m (6'5" x 6'11" extending to 6'3" x 3'5")

With a pedestal wash hand basin, bath, low level w.c, tiled flooring, part tiled walls, double glazed window.

First Floor Landing

With carpeted flooring, access to the loft space.

Bedroom 1

4.17m x 3.67m (13'8" x 12'0")

A spacious and well presented bedroom with 2 double glazed windows to the front, carpeted flooring.

En-Suite

2.37m x 1.00m (7'9" x 3'3")

With a low level w.c, pedestal wash hand basin, shower cubicle, fully tiled walls, tiled flooring.

Bedroom 2

2.78m x 2.54m (9'1" x 8'3")

A double bedroom with a double glazed window to the rear, carpeted flooring.

Bedroom 3

3.52m x 2.05m (11'6" x 6'8")

With a double glazed window to the rear, carpeted flooring, doors to a cupboard housing the gas combination boiler.

Rear Garden

To the rear is a good size well maintained garden with a generous paved patio leading on to a lawned garden with access to a timber garden shed to the foot of the garden.

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



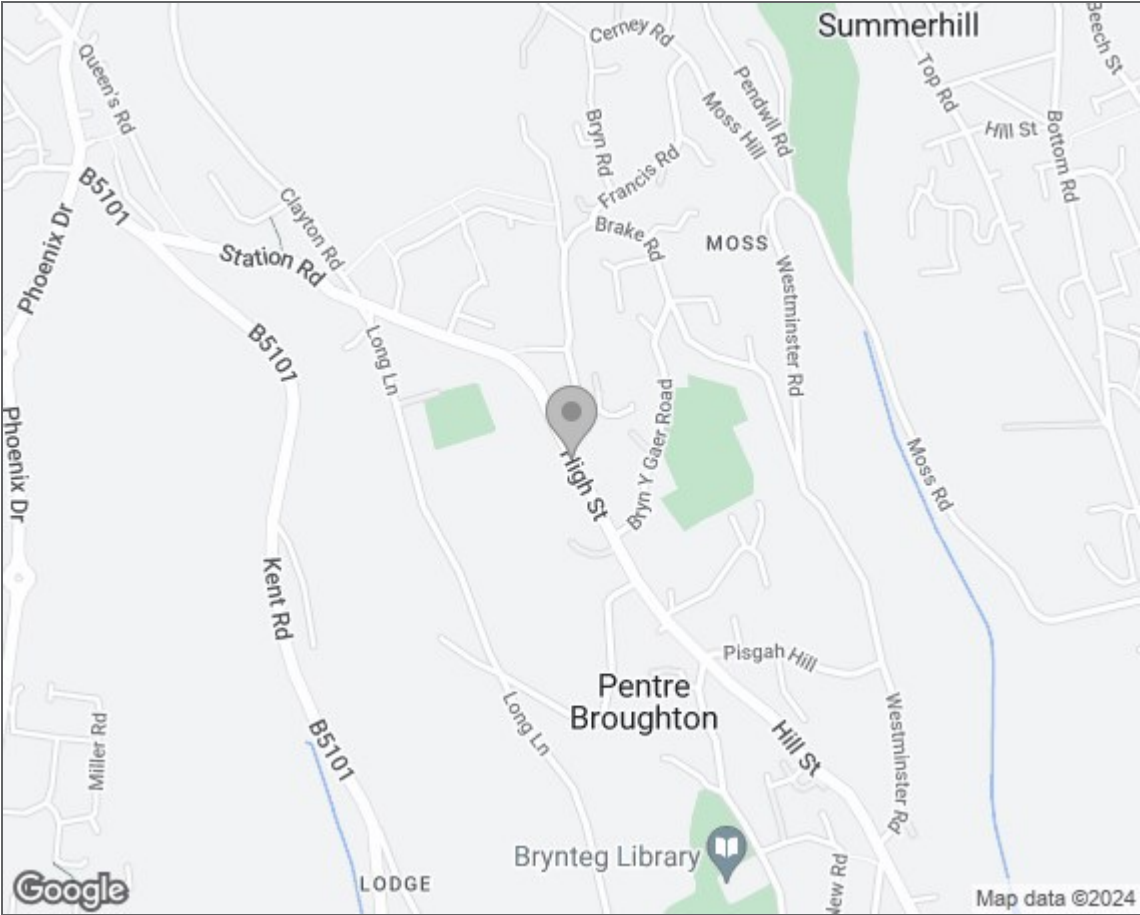
details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These 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











| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | 87 | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | 64 | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |

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