



Poyser Street, Wrexham LL13 7RT Offers In Excess Of £170,000

Welcome to this charming end of terrace house on Poyser Street, Wrexham! This spacious property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With two generous bedrooms to the first floor, there's plenty of space for a small family or guests to stay over comfortably. The house features a well-maintained bathroom, ensuring your daily routines are both convenient and enjoyable. Spanning across 1,119 sq ft, this home offers a generous amount of space for you to personalise and make your own. Convenience is key with parking available for one vehicle, making trips in and out a breeze. Whether you're a first-time buyer, a small family, or someone looking to downsize, this property offers a superb potential to put your own stamp on an attractive period townhouse. Don't miss out on the opportunity to own this property in a convenient location close to Wrexham City centre. Book a viewing today and envision the extensive possibilities that this charming house on Poyser Street has to offer!

- AN ATTRACTIVE & SPACIOUS END OF TERRACE HOUSE
- KITCHEN
- BATHROOM & WC
- PARKING SPACE
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- COURTYARD GARDEN
- CONVENIENT CITY CENTRE LOCATION



Internal Accommodation

Entrance hall - Wood effect floor, door to lounge, dining room, stairs to first floor, door understairs cupboard.

Lounge - Bay window to front, parquet flooring, fireplace, coving.

Dining room - Wood effect floor, French doors to courtyard garden, fireplace, door to kitchen.

Kitchen - Wall and base units complementary worktops, sink drainer, mixer tap, gas hob, extractor, window to side, spaces for washing machine, dishwasher and fridge freezer, tiled floor.

First floor landing with doors to two bedrooms and wc, window to front.

Bedroom One - Generous double bedroom, window to side, fireplace, door to bathroom.

Bedroom Two - Fireplace, window to front.

Bathroom - Bathtub, wc, sink, tiled floor, window to side, storage cupboard, shower tray, with tiled splashback, electric shower over.

Outside

Front garden with gate and path to front door, gravel to side and paved parking space.

Courtyard garden with paving and gravel, timber store gate access passageway.

IMPORTANT INFORMATION

*Key facts interactive report link available in video tour and brochure sections. *

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.

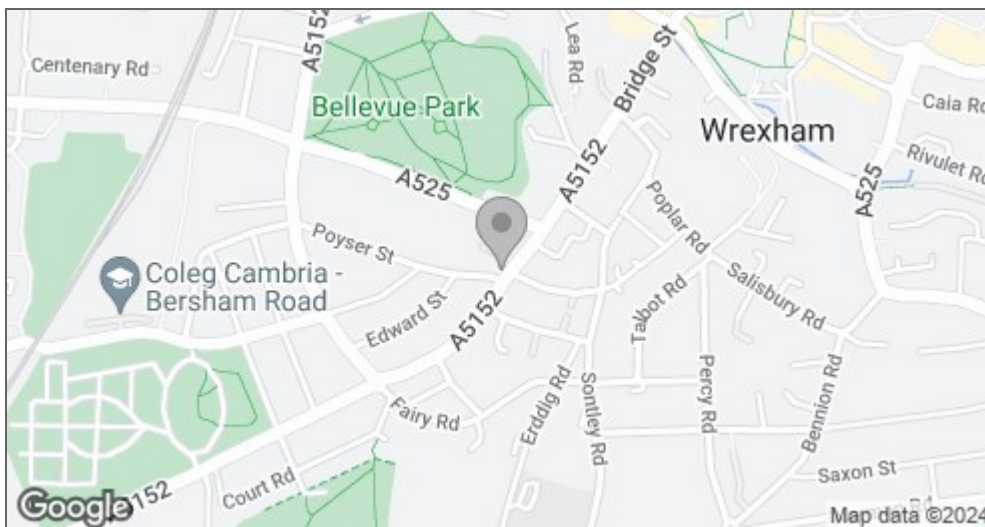
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the

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.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
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