



Prices Lane, Wrexham LL11 2ND Offers In The Region Of £120,000

Welcome to Prices Lane, Wrexham - a convenient location for this mid terraced house that boasts two bedrooms, one bathroom, and a cosy reception room. This property offers 656 sq ft of living space that is just waiting for you to make it your own. The living room is ideal for relaxing with loved ones, while the two bedrooms provide a peaceful retreat at the end of a long day. Located in the heart of Wrexham, this house is surrounded by all the amenities you could need, from shops to schools and everything in between. The vibrant community and friendly neighbours make this the perfect place to call home. A brilliant opportunity for first time buyers, investors or those looking to downsize, don't miss out on the opportunity to own this terraced house in Prices Lane.

- A TWO BEDROOM MID TERRACE HOUSE
- KITCHEN DINER
- REAR COURTYARD
- LIVING ROOM
- BATHROOM
- CONVENIENT CITY CENTRE LOCATION



Lounge

Upvc front door, stairs to first floor, window to front, door to kitchen, laminate flooring.

Kitchen/Diner

Fitted range of wall and base units, complementary worktops, single oven gas hob, extractor, sink drainer, tile effect, laminate flooring, door to rear, spaces and plumbing washing machine, gas combi boiler, understairs cupboard.

Rear Porch

Glazing to rear and side, door to rear courtyard.

Outside

Rear - Low maintenance rear courtyard with brick outdoor store, gate to rear access.

Front - Gate and path to front door.

First floor landing

Carpet doors to bedrooms and bathroom

Bedroom One

Double bedroom with carpet, window to front.

Bedroom Two

Carpet, window to rear.

Bathroom

Panel bath, sink, wc, aqua panel walls, tiled floor, extractor.

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.

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 01978 800186 to find out more.

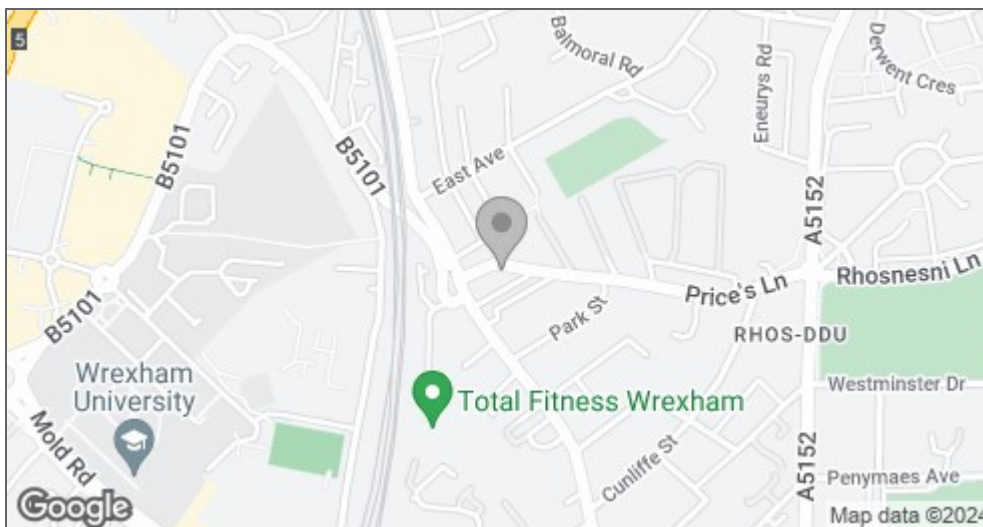
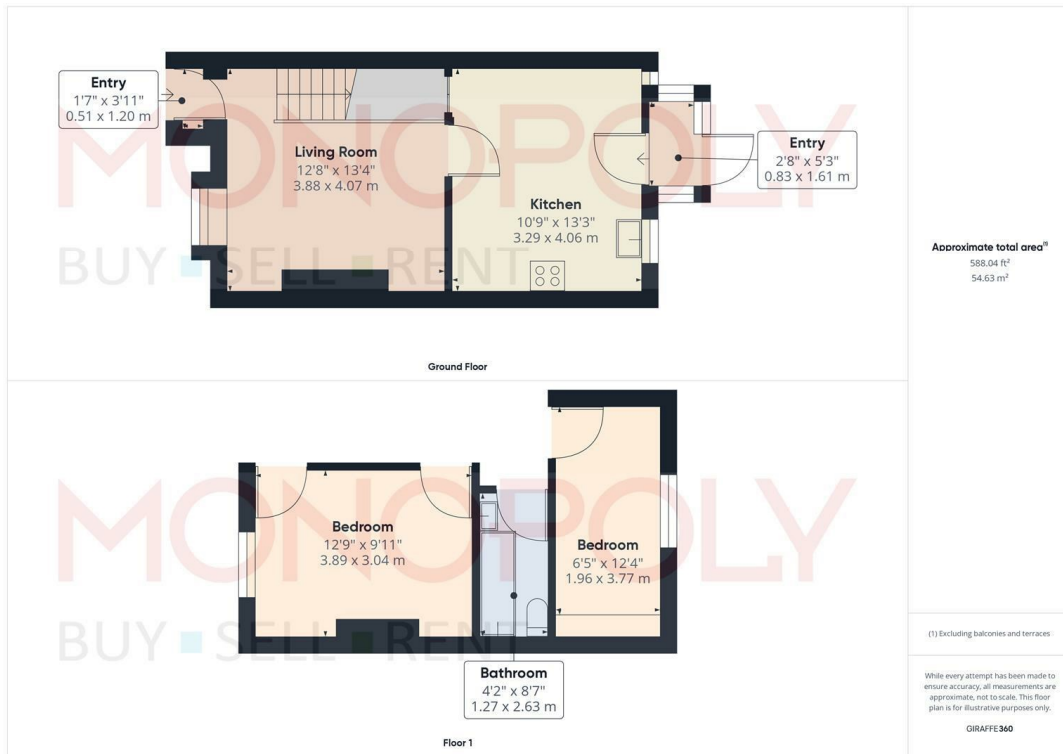
Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		68	
(55-68) D			
(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			
(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 ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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.

