



Bottom Road, Summerhill LL11 4TN

£125,000

Welcome to Vale View, Bottom Road, Summerhill, Wrexham - a charming location that could be the perfect setting for your new home! This end terrace house offers two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With two double bedrooms, you'll have plenty of space to unwind and make your own. The property boasts a wet room style shower room, ensuring your comfort and convenience. Spanning 602 sq ft, this house provides a comfortable living space for you to enjoy. Whether you're looking to start a new chapter in your life or seeking a cosy retreat, this property offers a wonderful opportunity to create the home of your dreams. The surrounding area of Summerhill is known for its picturesque views and friendly community, making it a desirable place to reside. Don't miss out on the chance to make this house your own and experience the joys of living in such a wonderful location. With its two reception rooms, two bedrooms, and inviting atmosphere, this could be the perfect place for you to call home. Book a viewing today and start envisioning the life you could create in this charming property.

- TWO BEDROOM END OF TERRACE HOUSE
- KITCHEN
- WET ROOM STYLE SHOWER ROOM
- POPULAR & CONVENIENT LOCATION
- GAS CENTRAL HEATING
- TWO RECEPTION ROOMS
- REAR PORCH
- REAR GARDEN
- SOLAR PANELS
- NO CHAIN!



Entrance Hall

Stairs to first floor, door to lounge, upvc entrance door.

Lounge/Diner

A generous living space currently configured to be open plan. Window to front carpet, gas fire with complementary surround, door to rear porch and kitchen understairs cupboard.

Kitchen

Wall and base units, complementary worktops, stainless sink drainer, spaces for cooker, fridge/freezer, washing machine, windows to side and rear.

Rear Porch

Tiled floor, window to rear, door to side, corrugated plastic roof.

First floor landing

Doors to two bedrooms and shower room.

Bedroom One

Window to rear, carpet, cast-iron fireplace with slate surround.

Bedroom Two

Carpet, window to front, cast iron fireplace.

Shower Room

Wet room style with non slip vinyl flooring, walk in shower area, wc and hand wash basin. Cupboard housing gas boiler and water tank.

Outside

Steps up to small front garden, path to front door, mature camellia.

Generous rear garden with potential for improvement.

Solar panels on property roof, that generate an income, four on front elevation four to rear.

IMPORTANT INFORMATION

*Material Information interactive report link below and available in video tour and brochure sections. * https://sprift.com/dashboard/property-report/?access_report_id=3647497

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

MORTGAGES

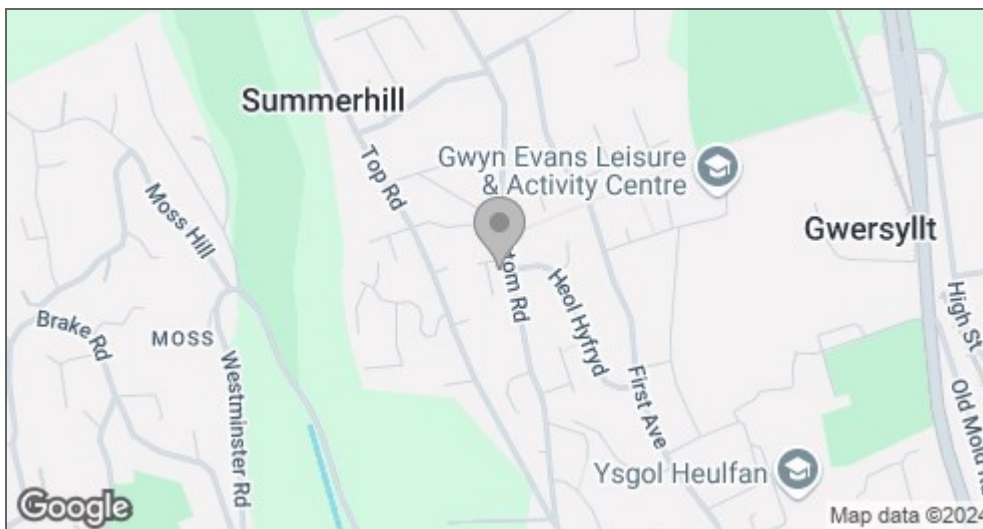
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
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