



Stanley Grove, Wrexham LL14 6AL

£140,000

A 3 bedroom semi-detached property situated in the popular village of Ruabon. The property does require refurbishment but has fantastic potential offering 3 bedrooms, good size gardens and off road parking. The village of Ruabon offers a wealth of local amenities including shops, schools, pubs/restaurants and has excellent access to the A483 for commuting. In brief the property comprises of; entrance hall, lounge, kitchen and storage areas to the ground floor and 3 bedrooms and a bathroom to the first floor.

- A 3 bedroom semi-detached property
- Fantastic potential
- Popular village location
- In need of refurbishment
- Gas central heating
- NO CHAIN



Entrance Hall

With stairs off to the first floor

Lounge

5.91m x 3.78m (19'4" x 12'4")

With a double glazed window to the front, sliding doors off to the rear garden.

Kitchen

2.77m x 2.82m (9'1" x 9'3")

With wall, drawer and base units, work surfaces with inset sink and drainer, space for a cooker, part tiled walls, quarry tiled flooring, wall mounted gas combination boiler, double glazed window., door to side porch

Side Porch

With a door off to the side garden, door to a storage cupboard and door to a large storage/utility area.

First Floor Landing

With a double glazed window to the side, access to the loft space.

Bedroom 1

3.85m x 3.07m (12'7" x 10'0")

With 2 double glazed windows to the front, built in wardrobe.

Bedroom 2

4.28m x 2.75m max (14'0" x 9'0" max)

With a double glazed window to the rear, built in storage cupboard.

Bedroom 3

3.48m x 1.90m (11'5" x 6'2")

With a double glazed window to the front.

Bathroom

Fitted with a toilet, sink and bath, 3 double glazed windows, part tiled walls.

Outside

To the front is a good size lawned garden with a part lawn/part concrete driveway to the side.

To the rear is a paved patio leading on to a predominantly lawned garden.

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.

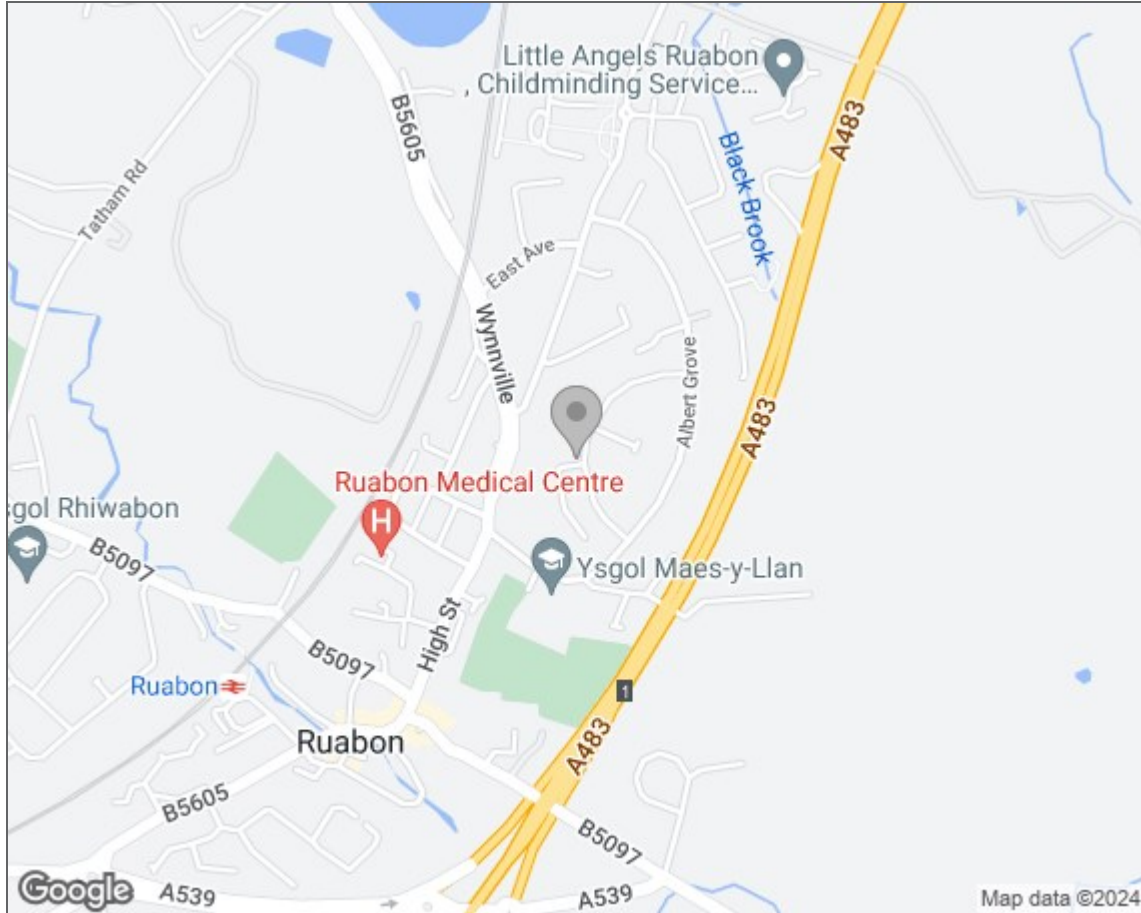
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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 | | | 84 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 68 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| 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 | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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