



The Beeches, Wrexham LL12 7BN

£160,000

Welcome to The Beeches in Wrexham! This terraced property offers great potential to create a brilliant home. Briefly comprising two reception rooms, kitchen, three bedrooms, shower room and separate wc.

Situated in a popular and convenient location and offers parking spaces for 2-3 vehicles, ensuring convenience for you and your visitors. Externally there is a rear garden of good proportion. The property has numerous local amenities close to hand and is within walking distance of Wrexham city centre and Acton park. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and discover the endless possibilities that await you at The Beeches in Wrexham.

- A THREE BEDROOM MID TERRACE
- TWO RECEPTION ROOMS
- SHOWER ROOM & SEPARATE WC
- OFF ROAD PARKING
- NO CHAIN!
- POPULAR & CONVENIENT LOCATION
- KITCHEN
- REAR GARDEN
- POTENTIAL FOR IMPROVEMENT



Hall

Upvc front door, stairs to first floor, doors to both reception rooms.

Dining Room

Window to front, potential to open up into kitchen subject to building control approval.

Living Room

Windows to front and rear, door to kitchen.

Kitchen

In need of refurbishment or replacement range of wall and base units, complementary worktops, stainless steel sink drainer, two windows to rear, gas hob, single oven not in working order, extractor over, vinyl flooring, understairs cupboard, door to conservatory.

Lean to style conservatory

In need of replacement or removal. Sliding door to garden.

First floor landing

Carpet, window to rear, doors to three bedrooms, shower room and wc, loft access.

Bedroom One

Two windows to front, carpet, fireplace.

Bedroom Two

Carpet, window to front, fireplace.

Bedroom Three

Carpet, window to rear.

Shower Room

In need of modernisation, currently setup wet room style, with walk in shower area, hand wash basin, built in storage cupboards, one housing gas combi boiler, two windows to rear.

Separate WC

Wc, hand wash basin, window to rear.

Outside

Rear garden, patio, lawn, greenhouse, two sheds with power, gate to side access.

Front tarmac drive with space for up to three cars.

Additional Information

Roof, soffits, fascias repaired and upgraded May 2023 insulation also fitted in rood space.

Damp proof chemical injection course 1998 with 30 year guarantee.

IMPORTANT INFORMATION

*Material Information interactive report 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.

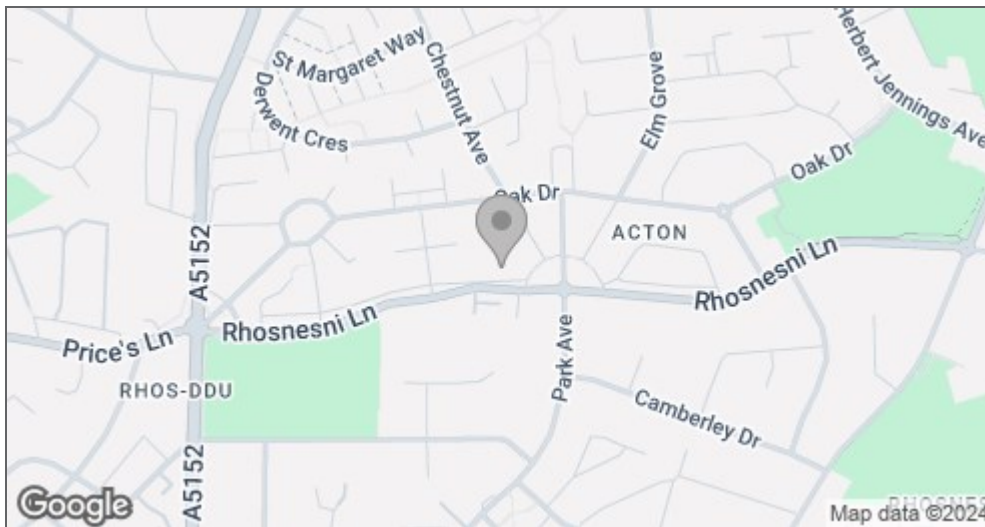
Please remember that you should not borrow more than you can safely afford.

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			85
(81-91) B		72	
(69-80) C			
(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		Current	Potential
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		Current	Potential

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