



3

Wrexham | LL13 7AT

£160,000

MONOPOLY
BUY ■ SELL ■ RENT

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We are Delighted to offer this Opportunity to purchase this Three Bedroom end terraced property situated in the Hightown area of Wrexham. The property has accommodation comprising of Entrance Hallway, Lounge, Kitchen/ Dining Room, Downstairs Bathroom to the ground floor and Three Bedrooms to the first floor. Externally there is a driveway with off road parking and a paved rear garden for low maintenance.

Located in the Hightown area of Wrexham there are a wealth of local amenities close to hand as well as having excellent access to Wrexham industrial estate and road networks out of Wrexham for commuting.
"NO ONWARD CHAIN"

- THREE BEDROOM
- END TERRACED HOUSE
- GAS CENTRAL HEATING
- CUL DE SAC LOCATION
- DRIVEWAY WITH OFF ROAD PARKING
- LARGE GARDEN TO THE REAR
- TOWN CENTRE LOCATION



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a Composite double glazed and frosted door which gives access to the entrance hallway.

ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, door to lounge.

LOUNGE

14'3" x 13'3" (4.347m x 4.041m)

UPVC Double glazed bay window to the front, wall mounted electric fire, radiator, door to the kitchen/ diner.

KITCHEN/ DINING ROOM

11'10" x 8'9" (3.620m x 2.675m)

Fitted kitchen comprising a range of wall and base cupboards with complementary worktop surfaces incorporating Four ring Gas Hob, electric oven/grill with stainless steel canopy extractor hood over, space and plumbing for washing machine, tiled floor, two UPVC Double glazed windows to the rear, UPVC Double glazed window to the side, UPVC Double glazed and frosted door to the side, understairs cupboard, radiator, door leading off to the downstairs bathroom.

DOWNSTAIRS BATHROOM

Comprising of panel enclosed bath, low level w.c., pedestal wash hand basin, UPVC Double glazed and frosted window to the rear, radiator, tiled floor, Fully tiled walls, spotlights to the ceiling.

FIRST FLOOR LANDING AREA

With UPVC Double glazed window to the side, access to the loft space, doors off to the bedrooms.

BEDROOM ONE

14'4" x 8'3" (4.372m x 2.538m)

Two UPVC Double glazed windows to the front, radiator, spotlights to the ceiling, built in cupboard.

BEDROOM TWO

11'8" x 8'7" (3.572m x 2.631m)

UPVC Double glazed window to the rear, radiator, spotlights to the ceiling.

BEDROOM THREE

8'7" x 8'4" (2.640m x 2.559m)

UPVC Double glazed window to the rear, radiator, laminate flooring, built in cupboard housing Gas central heating boiler.

OUTSIDE TO THE FRONT

Driveway to the front offering off road parking for two to three vehicles and pathway to the front entrance door and also giving access to the side and rear.

OUTSIDE TO THE REAR

Paved patio/sitting area with feature fence and gate leading to further large area which is paved for easy maintenance. the garden is made private by panel enclosed fencing to the boundaries.

IMPORTANT INFORMATION

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

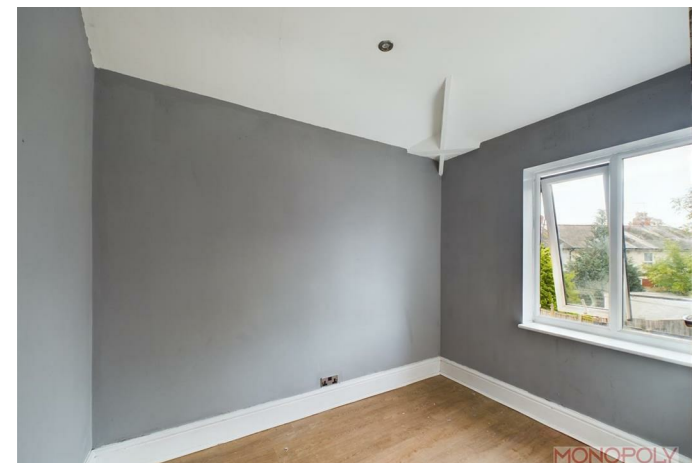
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

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.

KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link.





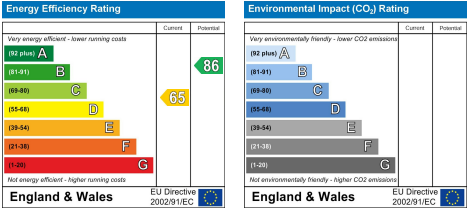


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