



## Oak Drive, Wrexham LL12 7HL

### £170,000

A fantastic opportunity to purchase a 3 bedroom end of terrace property located on the outskirts of Wrexham City Centre. The property requires internal modernisation but offers excellent potential with good size rooms and off road parking. Located a short distance from Wrexham city centre where there a wealth of local amenities as well as having good road and bus routes out of Wrexham for commuting. In brief the property comprises of; entrance hall, lounge, dining room and kitchen to the ground floor and 3 bedrooms and a bathroom to the first floor.

- A 3 bedroom end of terrace property
- 2 Reception rooms
- Close to Wrexham city centre
- Requiring modernisation but with fantastic potential
- Off road parking
- NO CHAIN



## Entrance Hall

With wood effect flooring, stairs off to the first floor.

## Lounge

4.37m x 3.63m (14'4" x 11'10")

With 2 double glazed windows, central gas fire, carpeted flooring.

## Dining Room

3.09m x 3.11m (10'1" x 10'2")

With a double glazed window to the front, wood effect flooring.

## Kitchen

4.43m x 2.52m (14'6" x 8'3")

Fitted with matching wall and base units, stainless steel sink, wood effect flooring, door off to the garden, storage cupboard, 2 double glazed windows, wall mounted gas combination boiler.

## First Floor Landing

With a double glazed window to the rear, carpeted flooring.

## Bedroom 1

4.40m x 3.11m (14'5" x 10'2")

With a feature cast iron fireplace, 2 double glazed windows to the front, carpeted flooring.

## Bedroom 2

3.64m x 2.59m (11'11" x 8'5")

With a double glazed window to the front, carpeted flooring, access to the loft space.

## Bedroom 3

2.50m x 2.40m (8'2" x 7'10")

With a double glazed window to the rear, carpeted flooring.

## Bathroom

2.63m x 1.69m (8'7" x 5'6")

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath, 2 double glazed windows, part tiled walls.

## Outside

To the rear is a concrete area leading on to a lawned garden. To the side is a concrete driveway providing off road parking.

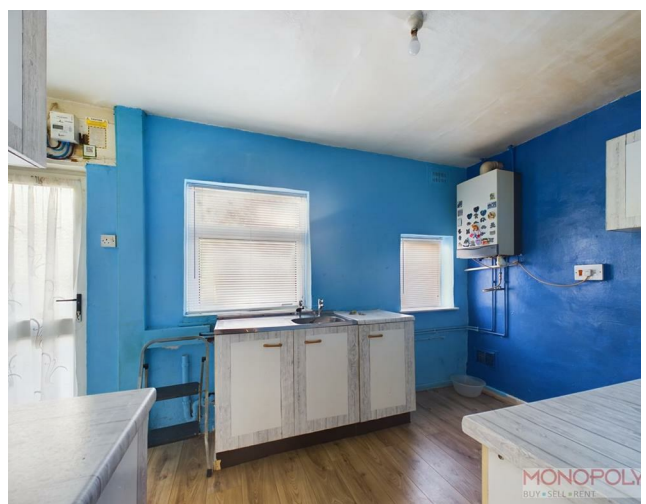
## Important Information

\*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.

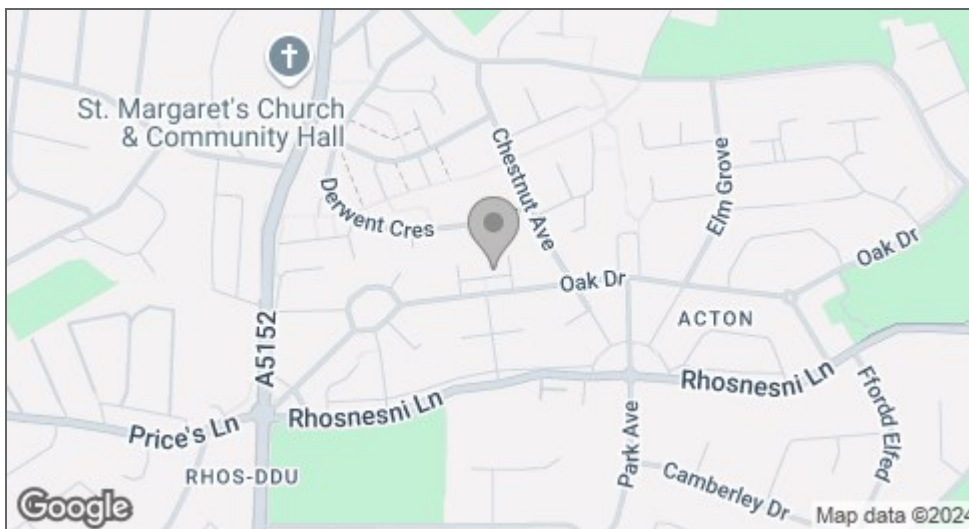
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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			
(81-91) B			
(69-80) C			
(54-68) D			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**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.

