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Wrexham | | LL13 7HB

£124,950

MONOPOLY

BUY ■ SELL ■ RENT

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"NO CHAIN"

"VIEWING HIGHLY RECOMMENDED"

We are delighted to offer for sale this Three bedroom Terraced house situated in a Cul de Sac location in Mason Avenue, which is in walking distance to Eagles Meadow and Wrexham City Centre.

The property would suit investors, first time buyers, young families or those downsizing and viewing is highly recommended.

The property briefly comprises; an Entrance Hall, Lounge, Kitchen, Downstairs Bathroom w.c. and rear hallway to the ground floor and on the first floor there are Three bedrooms. Externally the property has a front and back garden.

- THREE BEDROOM
- TERRACED HOUSE
- CUL DE SAC LOCATION
- WALKING DISTANCE TO CITY CENTRE
- GAS CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS ALIKE



ACCOMMODATION TO THE GROUND FLOOR

UPVC Double glazed front door giving access to the entrance hallway.

ENTRANCE HALLWAY

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

LOUNGE

12'10" x 12'8" (3.935m x 3.875m)

With UPVC Double glazed window to the front with radiator beneath, telephone point, door to kitchen.

KITCHEN

Comprising of a range of wall and base cupboards with complementary worktop surfaces, incorporating stainless steel sink unit and drainer with mixer tap, space for washing machine, Built in Four ring Gas Hob, electric oven/ grill, with stainless steel canopy extractor hood above, UPVC Double glazed window to the rear, door to rear hallway and in turn downstairs bathroom.

REAR HALLWAY

With UPVC Double glazed and frosted door to the rear garden and door giving access to the downstairs bathroom.

DOWNSTAIRS BATHROOM

comprising of a panel enclosed bath with shower over, pedestal wash hand basin, low level w.c., radiator, UPVC Double glazed and frosted window to the rear

FIRST FLOOR LANDING

With access to the loft space and roof light.

BEDROOM ONE

13'1" x 10'0" (3.996m x 3.068m)

With two UPVC Double glazed windows to the front, radiator, ornamental fireplace, built in cupboard housing gas central heating boiler, laminate flooring.

BEDROOM TWO

12'0" x 7'7" (3.662m x 2.318m)

UPVC Double glazed window to the rear, radiator, laminate flooring.

BEDROOM THREE

8'9" x 7'10" (2.687m x 2.406m)

UPVC Double glazed window to the rear, radiator, laminate flooring.

OUTSIDE

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.

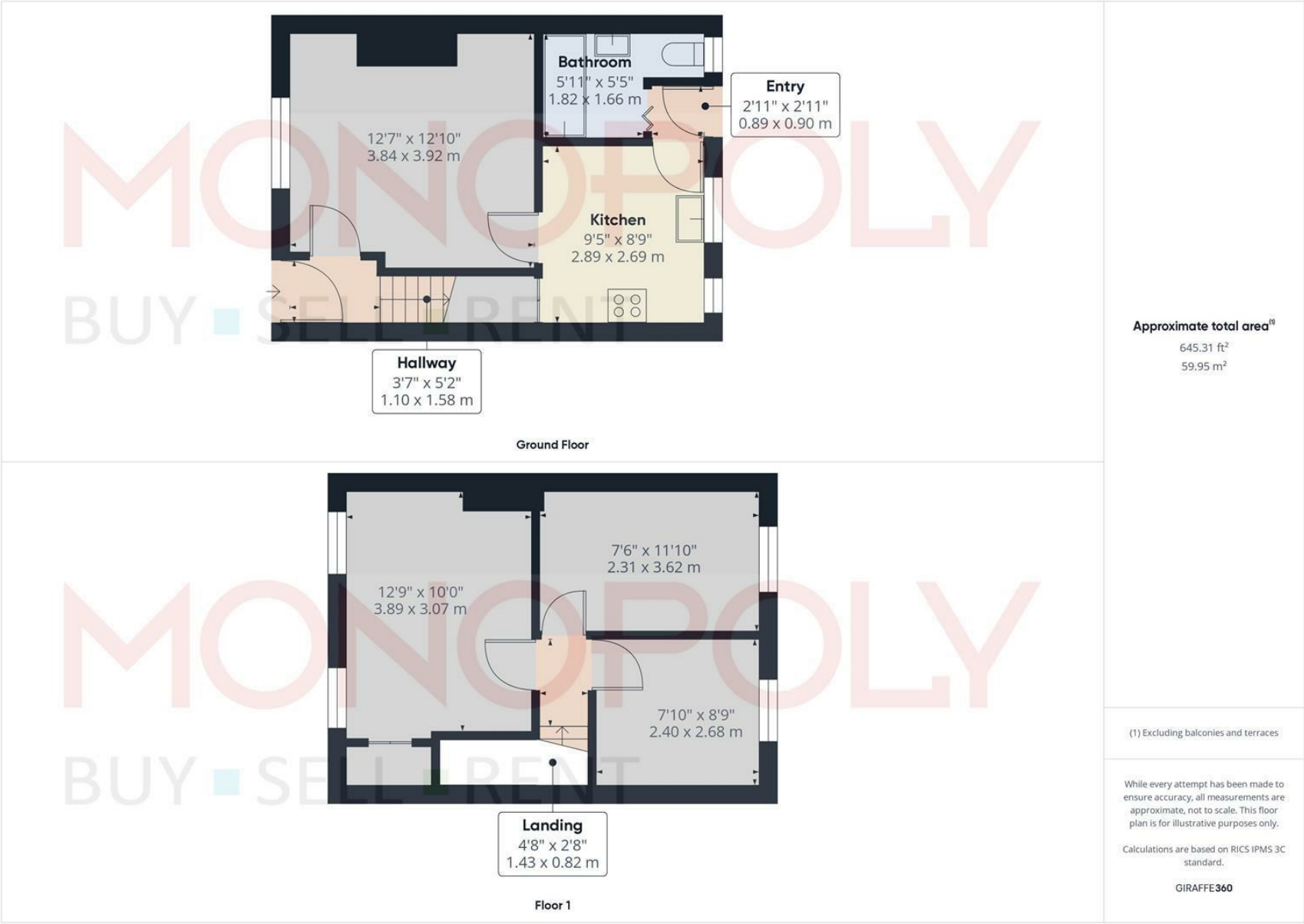
Your home maybe repossessed if you do not keep up repayments on your mortgage.

ADDITIONAL INFORMATION

Please see Material information for buyers in Web Link.





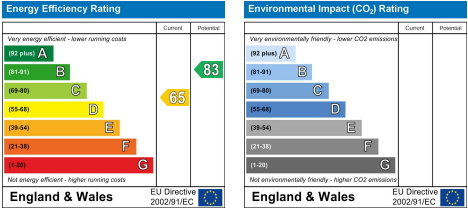


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