



3 Brighton Place

Gwersyllt | Wrexham | LL11 4AT

Offers In The Region Of £140,000

3 Brighton Place

Wrexham | LL11 4AT

A 2/3 bedroom end terraced property with garden to the rear. The house comprises of the following: Porch, Sitting Room, Dining Room, Kitchen and Bathroom to the Ground Floor. Stairs from the inner hallway take you to the Two Generous Double Bedrooms, with a Third Bedroom accessed via bedroom 2. Externally there is a well maintained small courtyard garden to the front and a well maintained private garden to the rear. The property does need a programme of renovation.

- Generous, 2/3 Bedroom End Terraced House
- 2 Large Reception Rooms
- Gardens Front & Rear,
- 2 Large Double Bedrooms plus 3rd Single accessed via bedroom 2
- Would benefit from a programme of renovation.



Porch

Brick porch, with Upvc door into the porch, second part glazed timer door into the living room.

Living Room

Window to the front elevation, door to the hallway, coving. Chimney breast with wooden fire surround. Carpeted flooring.

Dining Room

Patio doors to the kitchen, electric wooden surround, gas pipe near the fire. Carpeted flooring.

Kitchen

Range of base and wall mounted units. Fully tiled floors and wall. Door to the bathroom, external door to the kitchen. Space for the cooker with extractor over and space for washing machine.

Downstairs Shower Room

Large shower cubicle with Triton electric shower. White toilet and wash hand basin, fully tiled. Window to the rear with obscure glazing. Two radiators, cupboards and shelving.

Front Bedroom

Large double with window to the front elevation, carpeted flooring, over stairs cupboard.

Second Bedroom

A second large double with window to the rear elevation. Door to the 3rd bedroom. Carpeted flooring.

Bedroom 3/Office/Dressing Room

Steps down to a single bedroom, accessed via the second bedroom only. Carpeted flooring, window to the side elevation.

Front Garden

Gate from the pavement into the courtyard which has two sides of Brick wall with stone capping., the third is wrought iron fencing. Brick paved area. Leading to the porch.

Rear of Property and garden

Steps down from the kitchen to the path that leads from the rear to the front of the house, this path is shared with the neighbours as a bin access. Gate into the well maintained garden with high fencing to all sides. Green house, shed and storage boxes. Slabbed and gravel areas.

Additional Information

Upvc windows and external doors... Gas central heating with modern Worcestor boiler with guarantee until 2030.... Cellar- There is a cellar beneath the property that is accessed via steps under the stairs/door from the dining room... On street parking...There is a RAILWAY TRACK to the rear of the property.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003

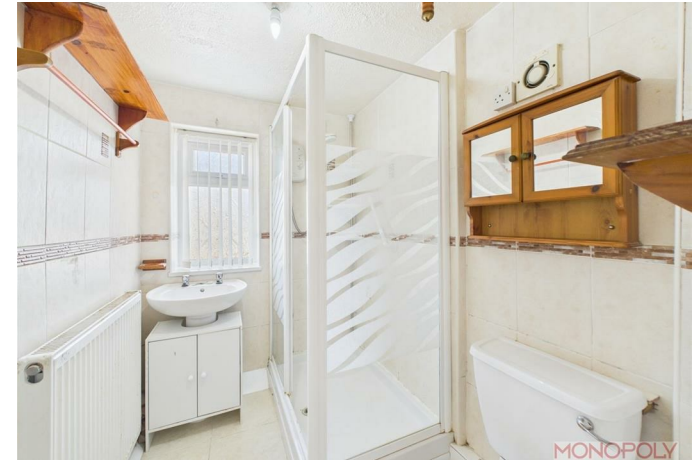
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 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

Buyers Information Pack

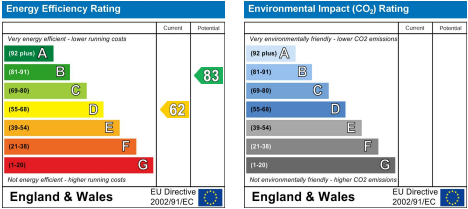
Additional Information for Buyers can be found in the Buyers Information Pack, such as Land Registry Title Plan can be found in the web links and/or the link in virtual tour







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.



Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT