



Park Road, Wrexham LL11 5SG

£725

Welcome to this charming mid-terrace home. Boasting a comfortable layout and modern amenities, this home has been freshly decorated and offers an inviting ambiance perfect for those seeking a cosy home. As you step inside, you are greeted by a spacious living room with a brick fireplace, adding character and warmth to the space. The heart of the home lies in the generously sized kitchen, complete with an electric cooker and ample storage space. Adjacent, a convenient utility room and pantry provide practicality and great storage.

Upstairs you will find two double bedrooms. The modern bathroom features a shower over the bath. For added versatility, an attic room, offering potential as extra storage or a study area, allowing for flexible use of space to suit your needs. Externally, on-street parking for residents and visitors, while a garden to the rear provides a private outdoor space.

- 2 Double Bedrooms
- On Street Parking
- Attic Room
- Close to Transport Links
- Large Kitchen
- Garden
- Modern Bathroom



Hallway

1.03m x 3.90 (3'4" x 12'9")

Traditional quarry tiled floor that leads to living room and kitchen, with stairs to first floor.

Reception Room

3.54 x 3.93 (11'7" x 12'10")

Large bay window, along with original flooring and a large open brick fireplace

Kitchen

3.76 x 3.87 (12'4" x 12'8")

A range of base and wall units with butchers block work tops. Belfast sink and window overlooking the bathroom. Electric cooker in original fireplace. Leading onto a utility room and pantry. Original quarry tile floor.

Utility Room

1.97 x 2.29 (6'5" x 7'6")

Storage units with Worcester Boiler. Window overlooking patio area.

Bedroom 1

3.14 x 4.37 (10'3" x 14'4")

Large double bedroom with 2 windows and blinds. Fully carpeted.

Bedroom 2

3.85 x 2.92 (12'7" x 9'6")

Large double bedroom with window overlooking the garden. Hanging rail fitted to chimney breast and wall.

Bathroom

2.99 x 2.04 (9'9" x 6'8")

White modern bathroom with bath and overhead shower. Mosaic tile flooring. White W/C and basin. Storage.

Attic Room

3.54 x 3.78 (11'7" x 12'4")

On the third floor, Usable attic space for a study or office space. Velux window overlooking rear garden

Garden

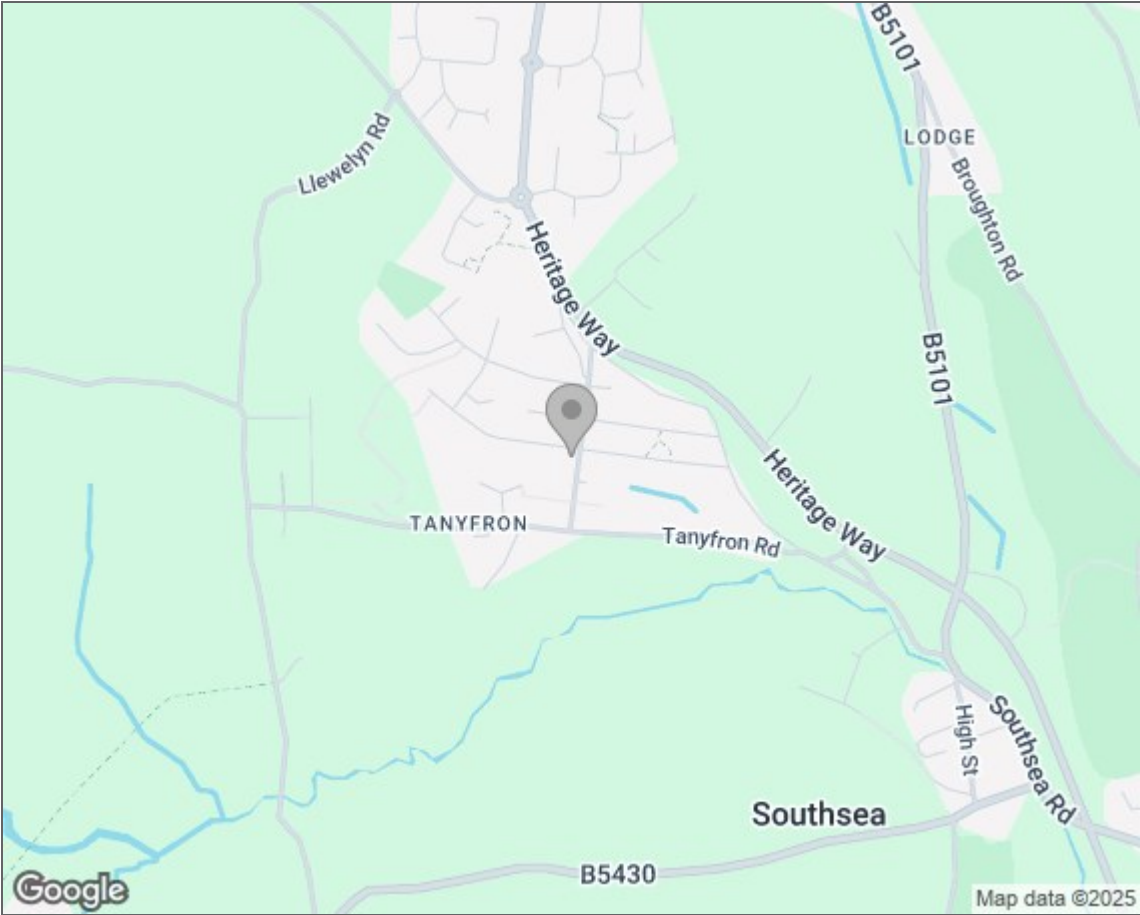
Split Level rear garden. Patio leading onto second teir with turf and garden shed to rear.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	62	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
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		
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.

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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.

