



Bright Street, Wrexham LL13 7TN

£130,000

A two bedroom end of terrace property located within walking distance of Wrexham city centre and Wrexham Maelor Hospital. Other institutions such as the Wrexham University are located nearby, for sports enthusiasts, the STok Cae Ras stadium is also easily accessible. For your shopping needs, both Island Green and Central Retail Park are within easy reach. This property holds appeal for diverse audiences, with useful amenities and offering lifestyle convenience. The internal accommodation briefly comprises a living room open plan into a dining room, galley kitchen, rear hall and a wet room style shower room to the ground floor. To the first floor there are two double bedrooms. Externally there is a rear courtyard and garden. NO CHAIN!

- A TWO BEDROOM END OF TERRACE
- TWO RECEPTION ROOMS
- GROUND FLOOR WET ROOM STYLE SHOWER ROOM
- POTENTIAL FOR IMPROVEMENT
- CONVENIENT CITY CENTRE LOCATION
- GALLEY KITCHEN
- REAR GARDEN
- NO CHAIN!



Living Room

Upvc entrance door, carpet, electric fire, open plan into dining room, door to storage cupboard.

Dining Room

Carpet, stairs to first floor, French style doors to rear, door to kitchen.

Kitchen

Galley style kitchen with wall and base units, complementary worktops, stainless sink drainer, single oven, electric hob, extractor, window to side, tiled floor, tiled splash back, opening to rear hall, wall mounted gas boiler.

Rear Hall

External door to side, door to shower room.

Shower Room

Wet room style shower room with walk in shower area, Wc, wash hand basin, non slip vinyl flooring, window to side, tiled walls.

First Floor Landing

Doors to two bedrooms.

Bedroom One

Window to front, original fireplace.

Bedroom Two

Window to rear, original fireplace, loft access.

Outside

Concrete hardstanding adjacent rear of the property with door to outdoor store, opening to bin access with gates to both sides, predominantly paved rear garden with potential for improvement.

Additional Information

Gas central heating

Upvc double glazing except timber framed double glazed windows in kitchen and shower room.

Important Information

*Material Information interactive report 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.

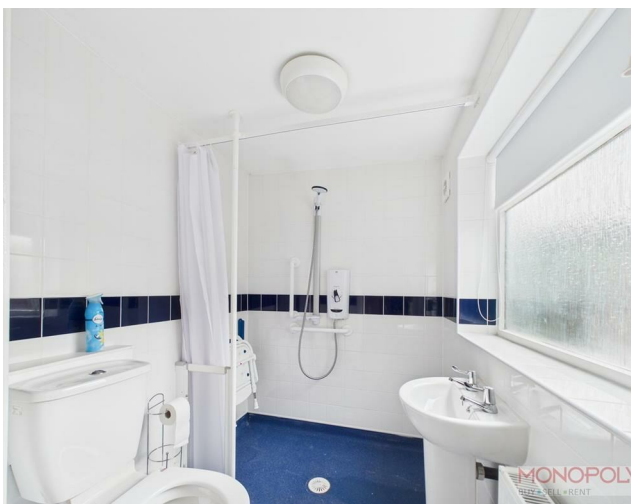
MORTGAGES

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 01978 800186 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









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.

