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Wrexham || LL11 2SG

Offers In Excess Of £245,000

MONOPOLY
BUY ■ SELL ■ RENT



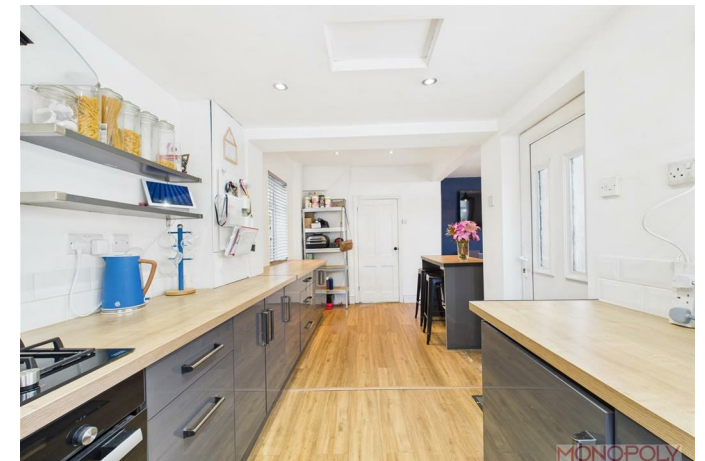
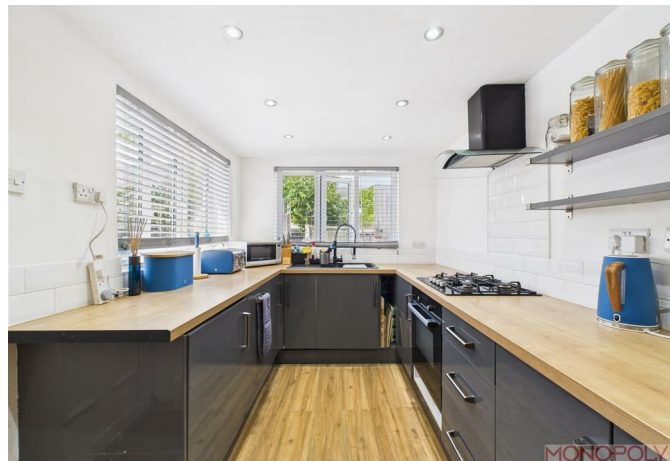
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Situated just off the Chester Road in Wrexham, this semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property boasts a comfortable reception room, and an open plan kitchen/dining/family room perfect for entertaining guests or enjoying quiet evenings with loved ones. With three bedrooms, there is ample room for rest and relaxation. The bathroom on the first floor caters to the needs of a busy household. The property benefits from gardens to the front and rear, off road parking, a timber garage with adjacent home office space. The location on Chester Road provides easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach.

- A THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR & CONVENIENT LOCATION
- LIVING ROOM WITH BAY WINDOW
- OPEN PLAN KITCHEN/DINING FAMILY ROOM
- FAMILY BATHROOM
- GARDENS TO FRONT & REAR
- OFF ROAD PARKING
- TIMBER GARAGE WITH ADJACENT OFFICE



Internal Accommodation

Entrance porch - Tiled floor, door to hall.

Hall - Tiled floor, stairs rising to the first floor, doors to lounge, Wc and kitchen. Built in storage cupboard.

WC - With toilet, hand wash basin, window to side.

Lounge - Carpet, bay window to front, decorative fireplace.

Kitchen/Diner - Modern fitted range of wall and base units, complementary worktops, composite sink drainer, mixer tap, window to rear and side, external door to side, integral oven, dishwasher, washer/dryer, gas hob, extractor over. Wood effect flooring, breakfast bar, open plan into dining/family area.

First Floor Landing Carpet doors to three bedrooms and bathroom loft access window to side

Bedroom One - Bay window to front, carpet.

Bedroom Two - Carpet, window to rear.

Bedroom Three - Carpet, window to front.

Bathroom - P shape bath with shower over, hand wash basin, wc, window to rear, tiled floor, tiled splash back, spotlights.

Garage & Home Office

Garage of timber construction with up and over door, window to side, pedestrian door to garden, door to office, power and lighting.

Office with laminate flooring, window to side, accessed via the garage.

Outside

Rear garden with timber deck adjacent rear of the house, lawn, gate to parking area with space for two cars.

Front garden with path to front door, lawn, shrubs, low brick wall to front, gated access to rear.

IMPORTANT INFORMATION

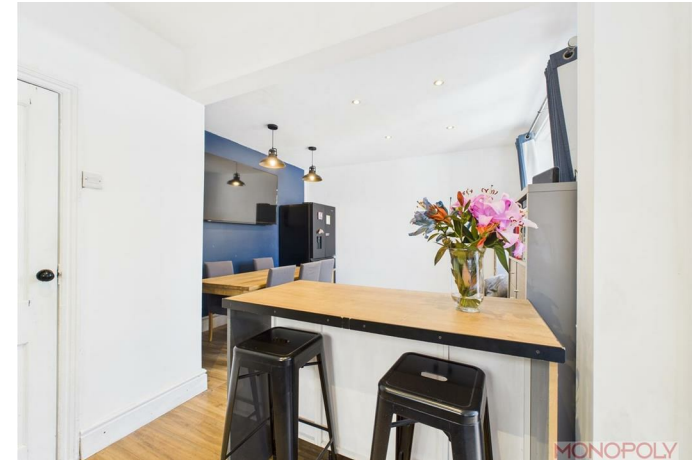
Material Information interactive report available in video tour and brochure sections.

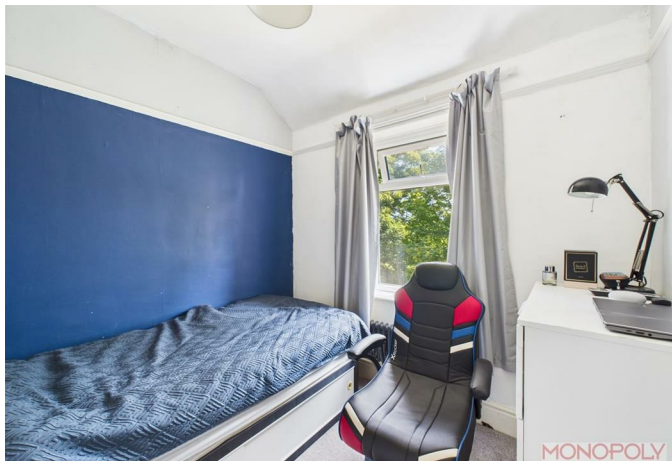
MONEY LAUNDERING REGULATIONS 2003

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





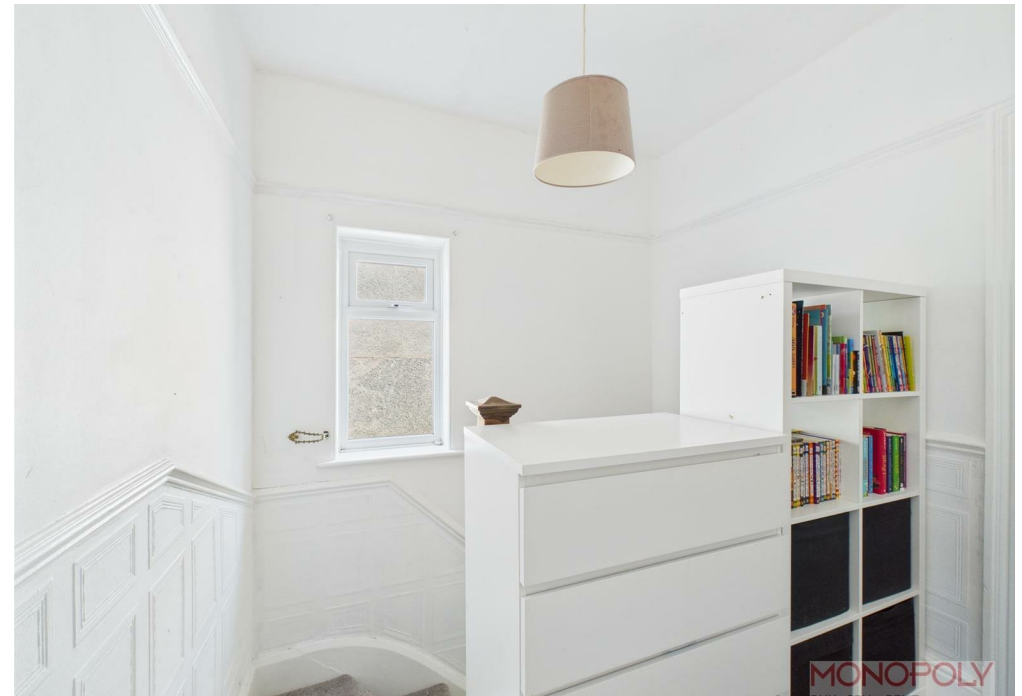
only.

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.

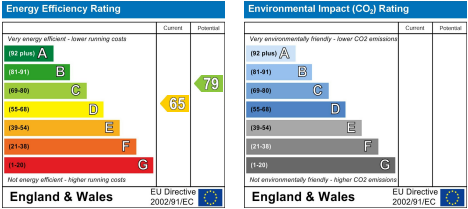
Please remember that you should not borrow more than you can safely afford.

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





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