



## High Street, Wrexham LL11 5LH Offers In The Region Of £160,000

A charming 2 bedroom terraced property located in the semi-rural village of Frith. This beautifully presented property has been refurbished by the current owners to produce a lovely home and offers modern kitchen and bathroom, 2 double bedrooms and also benefits from having a single garage and off road parking. The village of Frith is located approximately 6 miles from Wrexham in a semi-rural location with numerous country walks to be had and good access to major roads for commuting. In brief the property comprises of; lounge, kitchen/breakfast room and bathroom to the ground floor and 2 bedrooms to the first floor. VIEWING HIGHLY RECOMMENDED.

- A charming 2 bedroom terraced property
- Modern kitchen and bathroom
- Single garage and off road parking
- Ideal first time purchase
- 2 Double bedrooms
- Semi-rural village location



## Lounge

3.93m x 3.43m (12'10" x 11'3")

Well presented with a double glazed window to the front, wood effect flooring, attractive fireplace with slate stone hearth and surround, built in units.

## Kitchen/Breakfast Room

4.30m max x 3.69m (14'1" max x 12'1")

Beautifully appointed with a modern fitted kitchen offering a range of wall, drawer and base units, work surface and breakfast bar, stainless steel sink and drainer, built in electric oven, 4 ring induction hob, plumbing for a washing machine, integrated fridge/freezer, Poly Camaro wood effect flooring, double glazed window to the rear, part tiled walls, door to a storage cupboard, stairs off to the first floor.

## Rear Porch

With continuation of the Camaro flooring, door off to the rear yard.

## Bathroom

2.34m x 2.43m (7'8" x 7'11")

Well appointed with a modern white suite comprising of a low level w.c with concealed cistern, wash hand basin with vanity unit under, bath with 'Rainforest' style shower head over, double glazed window, wood effect flooring.

## Bedroom 1

3.92m x 3.42m (12'10" x 11'2")

A spacious and well presented bedroom with a double glazed window to the front, carpeted flooring, built in storage cupboard.

## Bedroom 2

4.33m x 3.76m (14'2" x 12'4")

Spacious and well presented with a double glazed window to the front, built in storage cupboards, carpeted flooring.

## Outside

To the rear is a small courtyard with steps up to an area where there is a parking space immediately adjacent to the rear of the property.

There is also access to a single garage with up and over door with a parking space in front of the garage.

## Important Information

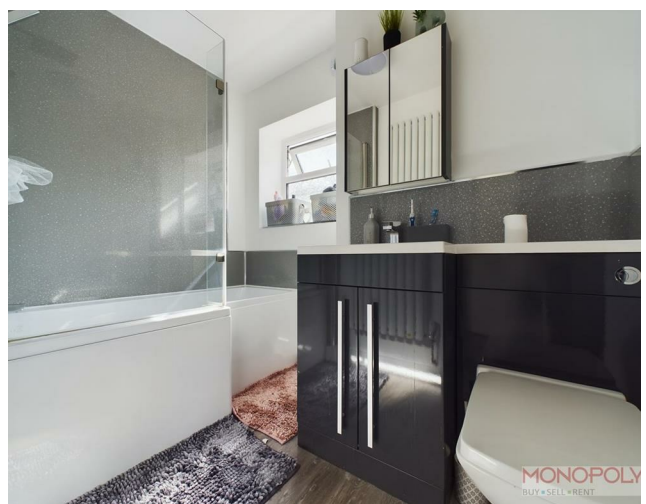
MONEY LAUNDERING REGULATIONS 2003

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

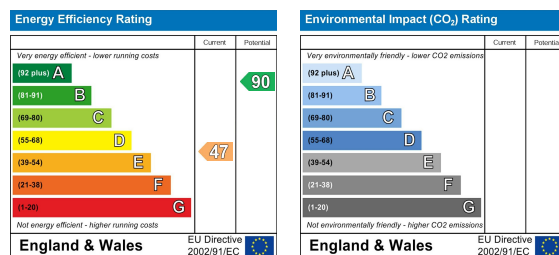
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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











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