



## 87 Vernon Street

Wrexham, LL11 2LW

£120,000





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## Lounge

11'11" x 10'7" (3.64m x 3.24m)

Front facing uPVC double glazed window, radiator, Currently utilised as dining room

## Dining Room

13'10" x 10'11" (4.22m x 3.34m )

A spacious and versatile room currently used as the lounge, featuring a rear-facing uPVC double glazed window. wall-mounted radiator, staircase leading to the first floor,

## Kitchen

6'4" x 7'2" (1.95m x 2.20m)

housing a range of wall, drawer and base units with worktop surfaces over and inset stainless steel sink and draining board. space for cooker and space for fridge/freezer and plumbing for washing machine. Side facing uPVC double glazed window, part tiled walls and tiled floors.

## Bathroom

6'4" x 5'8" (1.95m x 1.74m)

white suite comprising a low-level W/C and a pedestal wash hand basin. It also includes a panelled bath complemented by tiled floors and part tiled walls.

## Stairs to the first floor

stairs leading from the dining room lead to the first floor

## Bedroom One

12'3" x 12'0" (3.75m x 3.66m )

Upvc double glazed window to the front, panel radiator, tv aerial point and carpeted flooring.

## Bedroom Two

10'9" x 12'2" (3.28m x 3.73m)

Upvc double glazed window to the rear, panel radiator and built in storage cupboard

## Outside

To the rear of the property there is a low maintenance fully enclosed courtyard.

## Council Tax Band.

TBC

## EPC Rating.

TBC

## Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

## Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

## Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major

Tel: 01978 353000

Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



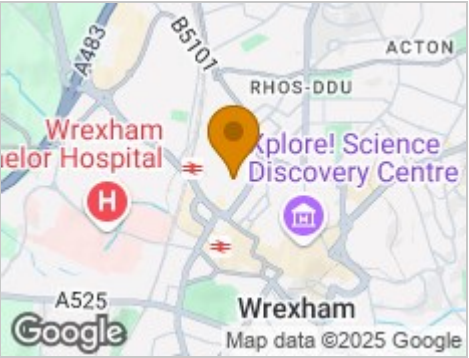
Road Map



Hybrid Map



Terrain Map



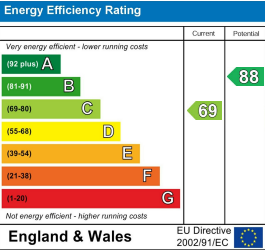
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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