



High Street | Pentre Broughton | Wrexham | LL11 6AG

Offers in the region of £130,000



ROSE RESIDENTIAL

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Located in the popular village of Pentre Broughton, this well presented two bedroom mid-terrace property offers comfortable living accommodation and the added advantage of off-road parking to the rear. The property briefly comprises a spacious reception room providing ample space for both living and dining areas, a fitted kitchen, and a ground-floor bathroom. To the first floor are two bedrooms, while outside there is a rear yard and further area providing off-road parking.

Entrance and Hallway

A part-glazed uPVC door opens into the hallway, where stairs rise to the first floor. To the left, a door leads into the spacious lounge/diner.

Openplan Lounge and Dining Room

21'10" x 12'2" (6.67m x 3.73m)

A welcoming reception room offering ample space for both a lounge and dining area. The room features front and rear facing uPVC double glazed windows, laminate flooring, and a useful under stairs storage cupboard.





Kitchen

10'11" x 5'4" (3.33m x 1.63m)

The kitchen is well appointed with a contemporary range of matching wall, drawer, and base units complemented by stylish work surfaces. An inset stainless steel sink with drainer sits beneath a side facing uPVC double glazed window, providing ample natural light. There is space for a cooker and fridge/freezer, plumbing for a washing machine, and the room is finished with part-tiled walls and attractive wood-effect flooring. A side facing part glazed uPVC door offers direct access to the garden.

Bathroom

The bathroom is fitted with a white suite comprising a low-level WC, pedestal wash hand basin, and panelled bath. The room features fully tiled walls, vinyl flooring and a side facing uPVC double glazed window with privacy glass. A Vokera boiler is housed in a cupboard above the toilet.

Stairs and Landing

Carpeted stairs lead from the hallway to the first floor landing, which provides access to the two bedrooms.

Bedroom One

11'5" x 10'5" (3.48m x 3.20m)

A generous double bedroom featuring a rear facing uPVC double glazed window with pleasant views, a built-in storage cupboard, radiator, and fitted carpet.

Bedroom Two

10'10" x 9'2" (3.31m x 2.80m)

This bright and versatile room can serve as a spacious single or small double bedroom. It features a front facing uPVC double glazed window, fitted carpet, radiator, and a handy storage cupboard positioned over the stairs.



External

Immediately behind the property, and accessed directly from the kitchen, is a yard area with gated access. Beyond the gate, a bin access alleyway leads to a further concrete area which features a useful storage shed and provides off-road parking for one vehicle

Disclaimer

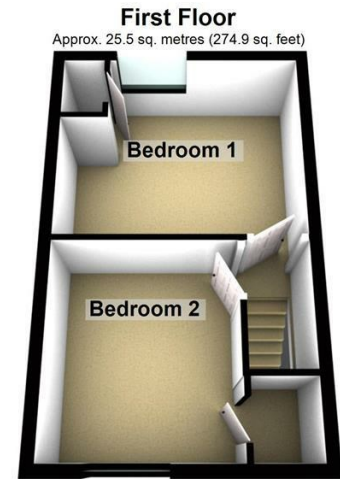
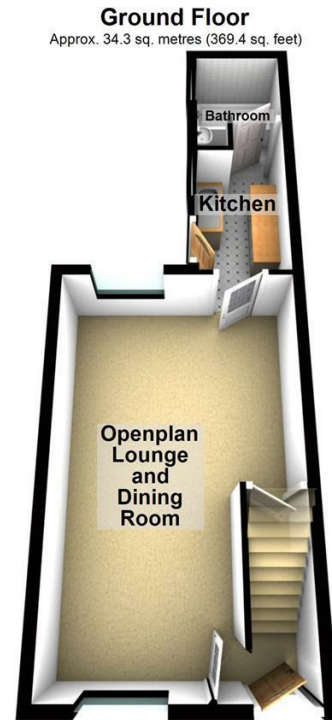
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Total area: approx. 59.9 sq. metres (644.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Wrexham

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