

Colliery Road, Wrexham, LL11 2BJ

£95,000

Grow
SALES + LETTINGS

- 1st Floor Maisonette
- Private Garden
- Double Bedroom
- Nicely Presented
- Ideal Buy to Let
- Ideal First Home
- Chain Free
- Easy Access to Wrexham Town Centre



A well presented 1st floor maisonette set in a popular location with easy access to Wrexham town centre, Chester and North Wales.

A previous rental property it would make an ideal buy to let investment or first home.

A spacious double bedroom, lounge, kitchen and bathroom, plus ample storage space its a lovely home with a private garden to the front and is offered for sale chain free



Grow Property North Wales

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FLOORPLANS

Front

Set back from the road and accessed via a timber gate, immediately to your left there is a private garden laid out paving with timber fencing surround. A shared pathway leading to a front door which opens to the stairwell

Stairwell

Stairs to the first floor

First Floor Landing

Doors to lounge, bathroom, kitchen and two storage cupboards, PVC double glazed window to the front, wall mounted radiator

Lounge 14' 4" x 9' 8" (4.37m x 2.94m)

PVC double glazed window to the front aspect, wall mounted radiator, door to kitchen



Kitchen 12' 8" x 7' 7" (3.86m x 2.31m)

A range of fitted wall, drawer and base units, worktop with sink unit and mixer tap, space for fridge freezer, plumbing for a washing machine, built in over with gas hob over and canopy extractor fan, two storage cupboards, PVC double glazed window to the front, tiled floor



Bedroom 11' 4" x 9' 4" (3.45m x 2.84m)

PVC double glazed window to the rear, wall mounted radiator



Bathroom 7' 8" x 4' 6" (2.34m x 1.37m)

A suite comprising panelled bath with shower plumbed in over, low level WC and wash hand basin, tiled walls and floor, PVC obscured double glazed window to the front, towel radiator



Lease Information

125 year lease which began April 2006 Ground Rent £TBC Service Charge £TBC

