

BOWEN

PROPERTY SINCE 1862



Asking Price £174,750

67 Prices Lane, Wrexham LL11 2NB

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

Available with NO ONWARD CHAIN and located close to local amenities is this three bedroom semi-detached property. Providing excellent family living accommodation, the layout comprises an entrance hallway, reception room and a kitchen/breakfast room. Three well-proportioned bedrooms. Ground floor shower room. Private rear garden which is mainly laid to lawn.



Accommodation

On The Ground Floor:

Entrance Hallway: Georgian-style solid wooden entrance door. Ceiling light fitting. Ceiling smoke alarm. Fitted carpet. Telephone point. Stairs to First Floor.

Ground Floor Shower Room: 6' 0" x 5' 5" (1.83m x 1.65m) Comprising a three piece white suite to include low level w.c., pedestal wash hand basin and a corner fully tiled shower unit with a thermostatic shower bar. Part tiled walls. Vinyl flooring. Radiator. Frosted double glazed window. Flush ceiling light fitting. Shaver point.

Lounge: 16' 0" x 11' 5" (4.88m x 3.48m) Fitted carpet. Two double glazed windows. Radiator. Telephone and internet point. Television aerial point. Power points. Picture rail. Ceiling light fitting. Stone-effect electric fire set on a black marble-effect hearth having an oak-effect surround.

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

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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Kitchen/Breakfast Room: 10' 0" x 8' 9" (3.04m x 2.66m) Comprising a range of cream wall and base units with a wood-effect laminate work top surface and a tiled splash-back. Single stainless steel sink unit with draining-board and mixer taps. Integrated four-ring gas hob with an extractor hood over and a "Logik" electric fan oven beneath. Double glazed windows. Part glazed frosted door to rear garden. Power points. Tile-effect vinyl flooring. Cupboard housing the electric meter and consumer unit. Ceiling light fitting. Room for a breakfast table.



Wall mounted "Worcester Bosch" gas central heating boiler. Understairs cupboard.

Utility Space: 5' 7" x 2' 3" (1.70m x 0.69m) Frosted double glazed window. Vinyl flooring. Power points. Ceiling light fitting. Plumbing for a washing machine.

On The First Floor:

Landing: Fitted carpet. Radiator. Power points. Double glazed window. Ceiling light fitting. Ceiling smoke alarm. Loft hatch.





Bedroom 1: 15' 11" x 8' 9" (4.85m x 2.66m) Fitted carpet. Two double glazed windows. Power points. Radiator. Ceiling light fitting. Picture rail. Feature fireplace. Storage cupboard.

Bedroom 2: 11' 6" x 8' 4" (3.50m x 2.53m) Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting. Picture rail. Feature fireplace. Storage cupboard over the stairs.

Bedroom 3: 8' 4" x 7' 4" (2.55m x 2.23m) Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting. Picture rail.

Outside: Occupying a generous sized plot with gardens to the front and rear that are mainly laid to lawn. Paved patio seating area to rear. Paved pathway to front and side. Hedge and fenced boundaries. Brick built outhouse.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester Bosch" gas-fired boiler situated in the Kitchen /Breakfast Room.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 64|D.

Council Tax Band: The property is valued in Band "C".

Directions: For satellite navigation purposes use the post code LL11 2NB. From our Wrexham Offices continue down Grosvenor Road to the roundabout and take the first exit for Rhosddu. Continue along Rhosddu Road and shortly after The Dragon City Chinese Restaurant turn right into Prices Lane. Pass Rhosddu Primary School on the left and the property will be observed on the left hand side (opposite the entrance to Llys y Coed).



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