

38 Park Street

17540



Rhosddu

£125,000

38 Park Street , Rhosddu, Wrexham, LL11 2NN
£125,000 17540



DESCRIPTION: Situated in a popular and convenient location is this improved and well presented 3 bedroom mid terraced property with has recently been upgraded by the present owners with internal accommodation to briefly comprise lounge, dining room, NEW fitted kitchen, downstairs bathroom and to the first floor there are 3 bedrooms. The accommodation is complimented by gas radiator heating (NEW COMBI BOILER) UPVC double glazing and externally there are gardens to the front and rear. IDEAL FIRST TIME PURCHASE/ INVESTMENT PROPERTY. FREEHOLD. COUNCIL TAX BAND B. New roof to the rear extension.

GEORGE A MURRAY FNAEA – RESIDENT PARTNER
Viewing by arrangement through Wrexham Office
35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275
Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

DIRECTIONS: From the agents Wrexham office proceed around the one way system to the mini roundabout on the corner of Grosvenor Road, proceed straight across into Rhosddu and Park Street will be noted on the right hand side, turn right and the property will be noted on the right hand side via the Molyneux for sale sign

LOCATION: Situated in a popular and sought after location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed. (NEW COMBI BOILER INSTALLED)

LOUNGE: 14' 7" x 12' 0" (4.44m x 3.66m) Panelled radiator. Tiled open fireplace. Meter cupboard. UPVC front entrance door.



DINING ROOM: 11' 1" x 11' 0" (3.38m x 3.35m) Panelled radiator. Tv point. Under stairs storage with electric point. Tiled fireplace with inset electric fire. Stairs leading off to first floor.



KITCHEN: 8' 0" x 6' 0" (2.44m x 1.83m) Panelled radiator. The kitchen is fitted with a range of NEW wall and base units with worktop surfaces with inset stainless steel sink unit and splash back tiling. Space for cooker with extractor above. UPVC rear entrance door.



BATHROOM: Fitted 3 piece suite comprising wc, wash hand basin and panelled bath. Splash back tiling. Built in airing cupboard with New Ideal combi boiler.



STAIRS AND LANDING: Doors leading off to bedrooms.

BEDROOM 1: 11' 1" x 11' 0" (3.38m x 3.35m) Panelled radiator. Built in airing cupboard. Built in storage. Loft access. Window to rear elevation.



BEDROOM 2: 12' 0" x 7' 9" (3.66m x 2.36m) Panelled radiator. Built in storage. Window to front elevation.



BEDROOM 3: 8' 8" x 5'10" (2.64m x 1.83m) Panelled radiator. Window to front elevation.



OUTSIDE: To the front there is a gated access and a front garden area. To the rear there is a yard and outside store with pedestrian access and further garden beyond with an additional store.





TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

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