



**41 Norman Road, Wrexham, LL13 7BG**

**O.I.R.O £125,000**

\*\*\* NO ONWARD CHAIN \*\*\*

A 2 bedroom terraced house close to the City centre. The property briefly comprises of Entrance Hallway, Living Room, Dining Room, Kitchen, Utility Room / Study to the ground floor and 2 bedrooms and a family bathroom to the first floor. Externally there is a gravelled area to the front and an enclosed rear courtyard to the rear. Viewing is essential to appreciate the potential of this property.

Call Olivegrove on 01978 750234 to arrange a viewing.

### Entrance Hallway

Part Glazed Door, Radiator and stairs rising.

### Living Room 9'9" x 11'4" max (2.99 x 3.47m max)



UPVC double glazed window to the front elevation, Radiator, Fire surround, Cupboard housing the electric meter, understairs cupboard. Carpet to floor

### Dining Room 10'0" x 12'4" max (3.07 x 3.76m max)



UPVC double glazed window to the rear elevation, Carpet, Radiator and Fire surround. Carpet to floor.

### Kitchen 9'10" x 6'6" (3.02 x 2.00m)



A range of base, wall and floor units with worktop over, integrated oven with gas hob over. Stainless steel sink and wall mounted combi boiler. UPVC double glazed window to the side elevation. Tiled floor and splashback.

### Utility / Study 6'8" x 6'11" (2.05m x 2.12m)



UPVC double glazed window and door to the side elevation, tiled floor.

### Stairs / Landing

### Bedroom 11'3" x 13'3" max (3.45 x 4.05m max)



UPVC double glazed window to the front elevation, Radiator, Carpet to floor

### Bedroom 2 11'5" x 11'1" (3.50 x 3.38m)



UPVC double glazed window to the rear elevation, Radiator, fireplace, Carpet to floor

### Bathroom 6'7" x 9'11" (2.03 x 3.03m)



UPVC double glazed window to the rear elevation, Shower cubicle with thermostatic shower, Pedestal Basin, Panelled bath and close coupled WC. Part Tiled walls and carpet to floor.

### Externally

#### Front

Paved path leading to the front door with a gravelled area.

#### Rear

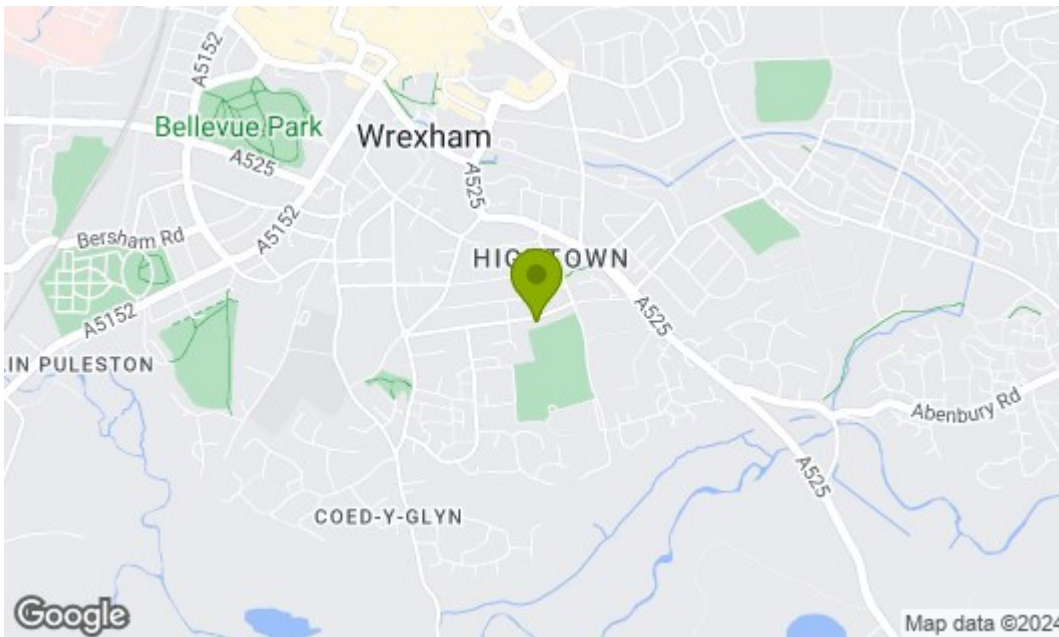


Enclosed rear courtyard.

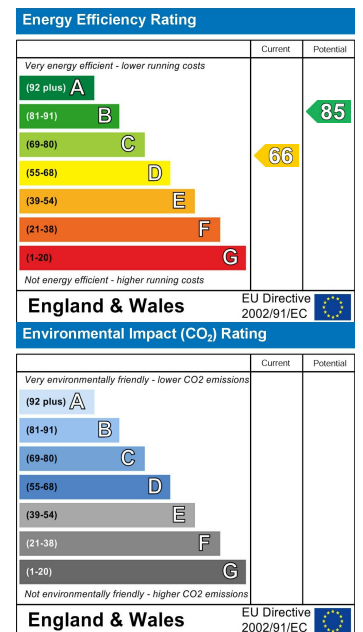


## Floor Plan

## Area Map



## Energy Efficiency Graph



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