

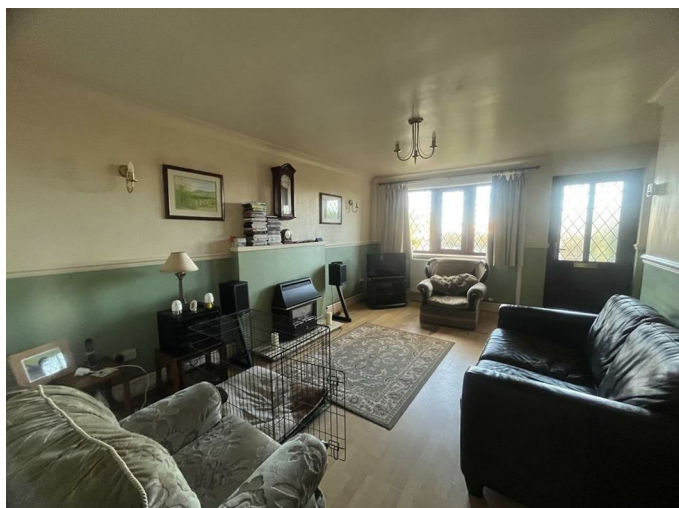
## 21 Vicarage Close, Wrexham, LL11 4YX

**O.I.R.O £140,000**

\*\*\*NO ONWARD CHAIN\*\*\* A 2 bedroom semi-detached house in the popular village of Summerhill, with fantastic views over the cheshire plains. The property would benefit from some modernisation, but has a recently fitted central heating system including a Worcester combi boiler. The ground floor consists of Living Room and Kitchen / Diner with 2 Bedrooms and a Bathroom to the first floor. Externally there are mature well maintained gardens to front and rear and a driveway leading to a carport to offer ample off road parking. Ideal for investors and first time buyers, don't miss the opportunity to put your stamp on this property and make it yours. Call Olivegrove on 01978 750234 to arrange a viewing.



**Living Room 13'10" x 16'1" max (4.24 x 4.92m max)**



Double glazed bay window to front elevation, Laminate flooring, Radiator, Light fitting sockets and switches. Understairs cupboard and storage cupboard, Stairs rising and door to:

**Kitchen / Diner 9'1" x 13'10" (2.78 x 4.24m)**



Double glazed window and glazed door to rear elevation, Laminate flooring, New wall mounted Worcester combi boiler. Range of base, wall and drawer units, spaces for cooker, washing machine and fridge freezer.

**Stairs / Landing**

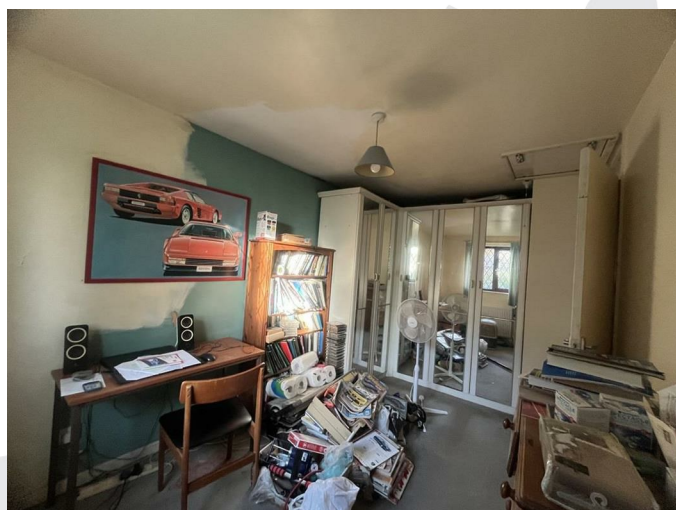
Airing cupboard and doors off to:

**Bedroom 1 11'9" x 13'10" (3.59 x 4.23m)**



2 x Double glazed windows to front elevation, carpet, fitted furniture, light fitting sockets and radiator

**Bedroom 2 8'0" x 13'7" (2.46 x 4.15m)**



Double glazed window to rear elevation, carpet, fitted wardrobes, light fitting, sockets and radiator. Access to attic.

### Bathroom 5'6" x 7'7" (1.69 x 2.33m)



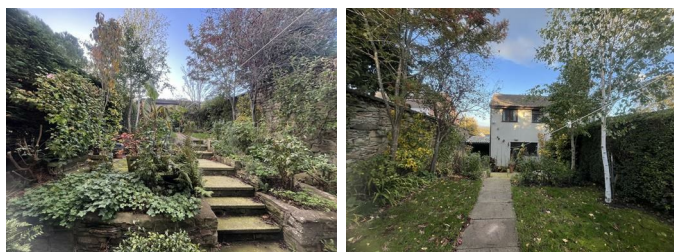
Double glazed window to rear elevation. Tiled floor and part tiled walls. WC, pedestal basin and panelled bath with shower taps, spot light fitting and heated towel rail.

### Externally

#### Front

The front of the property is mainly laid to lawn with a driveway leading to the carport.

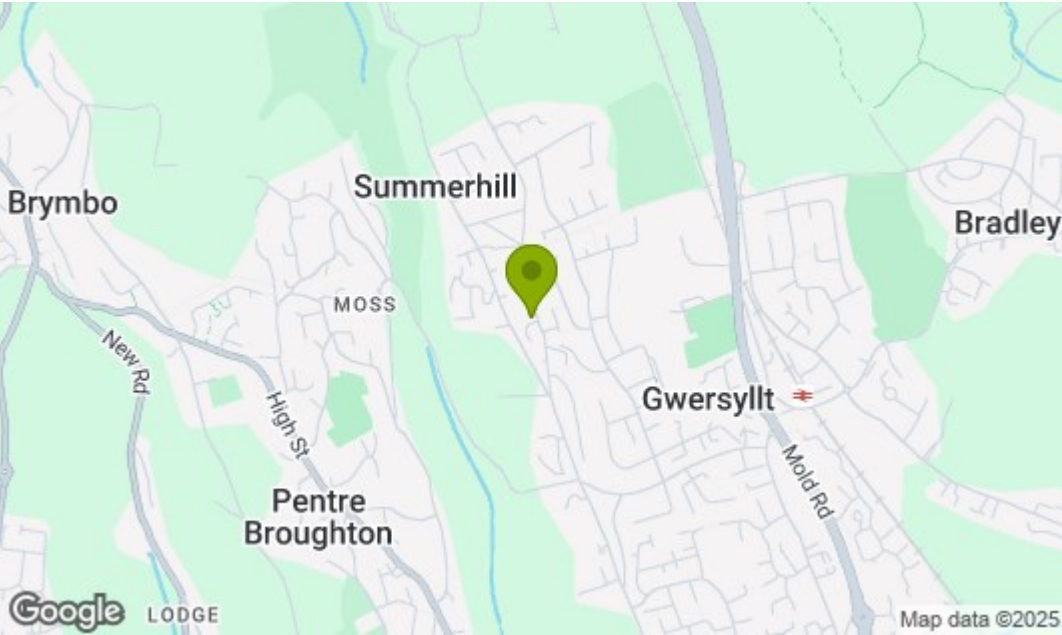
#### Rear



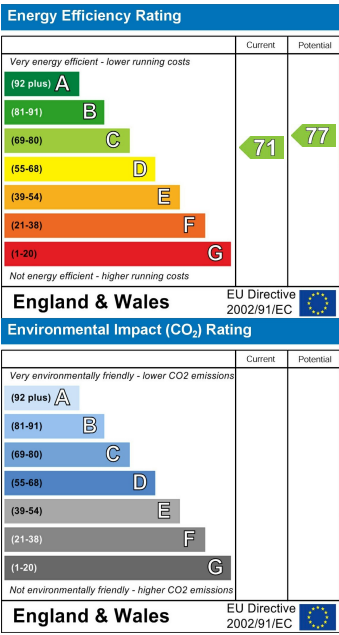
An enclosed mature tiered garden with timber storage shed and car port.

Floor Plan

Area Map



Energy Efficiency Graph



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