



## Newtown, Gresford LL12 8NG

### £200,000

Located in Newtown, Gresford, this two-bedroom terraced property offers practical accommodation in a popular residential area. The property comprises a living room, kitchen, two bedrooms and two bathrooms, making it well suited to first-time buyers, downsizers or investors. Gresford offers a range of local amenities, including shops, schools and transport links, with Wrexham town centre easily accessible. A well-presented home in a convenient location.

- TWO BED TERRACED HOUSE
- FAMILY BATHROOM AND SHOWER ROOM
- VIEWING HIGHLY RECOMMENDED
- LIVING ROOM / DINER
- SOUGHT AFTER RESIDENTIAL LOCATION OF GRESFORD
- NO ONWARD CHAIN!



## Entrance

UPVC Door, laminate flooring, door to

## Living Room / Diner

Laminate flooring, double glazed window to front, double glazed window to rear, stairs to first floor, door to

## Kitchen

Range of wall base and drawer units, integrated oven and hob with extractor fan over, space for fridge/freezer, tiled flooring, radiator, double glazed window to side, UPVC external door to rear, door to

## Downstairs Bathroom

Panel bath, WC, hand wash basin, window to side, vinyl flooring, extractor, aqua panel splash back, cupboard housing boiler with space for washing machine

## First Floor Landing

Carpet flooring, doors to

## Bedroom One

Carpet flooring, radiator, double glazed window to front

## Bedroom Two

Carpet flooring, over stairs storage cupboard, radiator, double glazed window to rear

## First Floor Shower Room

WC, hand wash basin, walk in shower, heated towel rail,

## Outside

To the rear is a concrete courtyard, access for bins, wooden shed, gated lawned area

## Important Information

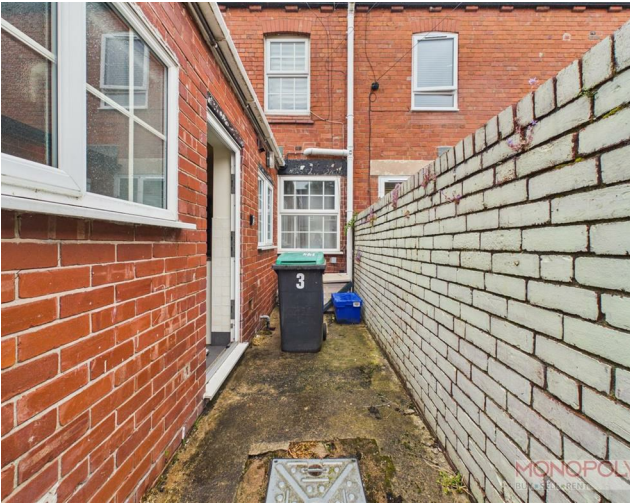
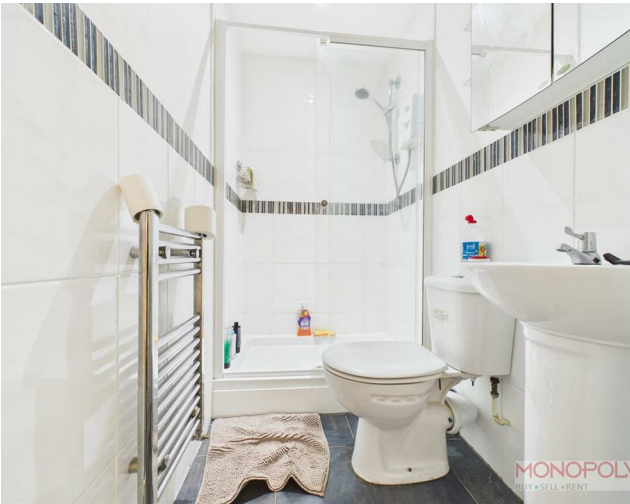
MONEY LAUNDERING REGULATIONS 2003  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your

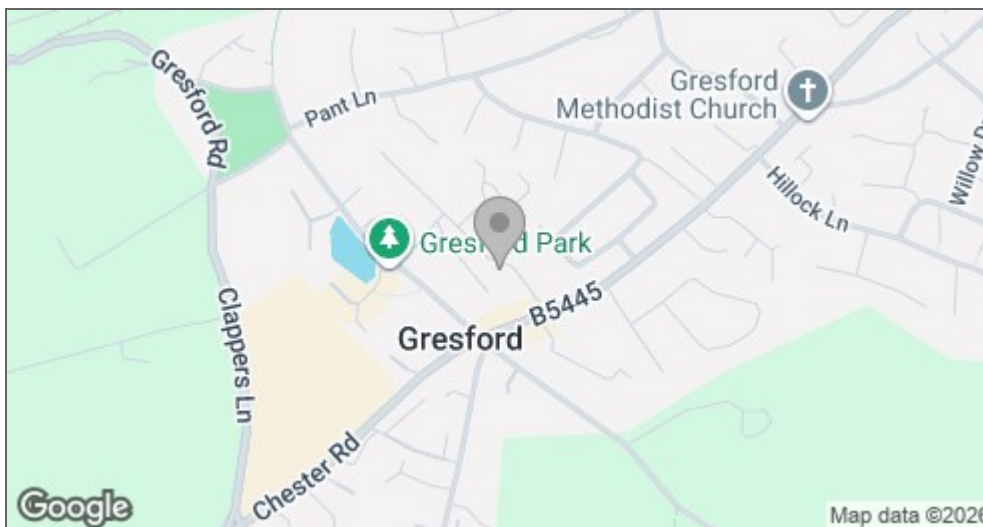
co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### MONEY LAUNDERING REGULATIONS 2003

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