



Offers in the region of £130,000

38 Cunliffe Street, Rhosddu,
Wrexham LL11 2LY

 3 Bedrooms

 1 Bathroom

38 Cunliffe Street, Rhosddu, Wrexham LL11 2LY



General Remarks

NO CHAIN - A substantial bay fronted three reception room / three or four bedroom town house with all facilities but requiring some TLC, situated in the popular district of Rhosddu, convenient to amenities and the city centre.

Location: The property is situated in a popular residential area only half a mile from the city centre. Local amenities include Rhosddu Primary School, a Park with a Children's Play Area and a 24 hour SPAR Convenience Store.

Constructed of brick beneath a slated roof.

Accommodation

On The Ground Floor:

Entrance Hall: 17' 2" x 2' 7" (5.23m x 0.79m)

Approached through a security-style door with arch to fan-light above. Radiator. Oak finished flooring. Single power point.

Front Reception Room: 13' 0" x 11' 2" (3.96m x 3.40m) plus rectangular window - 5'6" x 2'7" (1.67m x 0.78m). Radiator. Oak finished laminate flooring. BT point. Three double power points.

Rear Reception Room: 13' 4" x 11' 7" (4.06m x 3.53m) Radiator. Three double power points. Oak finished laminate flooring. Understairs storage cupboard.

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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 expressively 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.

Kitchen: 12' 1" x 7' 10" (3.68m x 2.39m) Fitted maple finished units including a single drainer stainless steel sink inset into a range of four-doored base units with extended work surfaces, beneath which there is plumbing for a washing machine. Separate range of four-doored base units and one drawer pack with extended work surfaces, beneath which there is a built-under "Lamona" electric oven. Inset gas hob with a filter hood above set between a total of eight-doored suspended wall cabinets. Tall cupboard accommodating the "Glow-Worm" boiler. Ceramic tiled splash-back. Radiator. Double glazed PVCu framed external door. Ceramic tiled floor. Three

double power points and electric cooker point exposed with concealed spurs.

Rear Lobby: 2' 10" x 2' 6" (0.86m x 0.76m) Open fronted cupboard 3'10" x 2'7" (1.16m x 0.78m) suitable for an upright fridge freezer. Ceramic tiled floor. Double power point.

WC: 2' 10" x 2' 7" (0.86m x 0.79m) Fitted with a close coupled dual flush w.c.

Reception Room 3/Bedroom 4: 10' 3" x 9' 1" (3.12m x 2.77m) Laminate flooring. Radiator. Three double power points.





On The First Floor:

Split-Level Landing : 17' 7" x 5' 0" (5.36m x 1.52m) maximum. Single power point.

Bedroom 1: 13' 0" x 11' 0" (3.96m x 3.35m) Radiator. Two double power points.

Bedroom 2: 13' 4" x 8' 10" (4.06m x 2.69m) and 11'2" (3.40m) into alcove. Radiator. Two double power points.

Bedroom 3: 11' 10" x 7' 9" (3.60m x 2.36m) Radiator. Two double power points.

Bathroom: 12' 10" x 6' 10" (3.91m x 2.08m) maximum into recess. With w.c., fitted timber panelled bath with a "Triton" electric shower above and pedestal wash hand basin. Fully tiled walls. Ceramic tiled floor. Painted strip panelled ceiling with inset lighting. Arched window. Radiator.

Outside: Walled forecourt. Shared side entry to a concreted enclosed low maintenance rear area approximately 40 feet in depth. Outside tap.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Glow-Worm" combination gas-fired boiler concealed within the kitchen units.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 58|D.

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

Directions: For satellite navigation purposes use the post code LL11 2LY. From our Wrexham Offices continue down Grosvenor Road to the roundabout and take the first exit onto Rhosddu Road. Take the second turning on the right into Cunliffe Street and the property will be observed on the left-hand side of the road.





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BOWEN

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