



Dale Court, Wrexham LL11 6YT

£850

A well-presented two-bedroom home offering comfortable living space, a private rear garden and allocated parking. The property benefits from convenient access to local shops, schools, transport links and Wrexham city centre. The ground floor features a bright and welcoming living room featuring a newly fitted grey carpet. Leading to the kitchen fitted with a range of light wood wall and base units, ample worktop space and integrated oven with gas hob and extractor above and ample space for dining table.

Upstairs, the property offers two well-proportioned bedrooms and a modern family bathroom complete with bath and overhead shower, pedestal wash basin and WC, finished with neutral tiling for a clean and contemporary feel. Externally, the home benefits from a low-maintenance rear garden with patio and graveled areas, ideal for outdoor seating and entertaining. A designated parking space to the rear adds further convenience.

- TWO BEDROOM TERRACED HOME
- NEWLY FITTED CARPET THROUGHOUT
- CONVENIENT ACCESS TO LOCAL AMENITIES
- ONE DOUBLE AND ONE SINGLE BEDROOM
- WELL PRESENTED THROUGHOUT
- OFF ROAD PARKING TO THE REAR FOR ONE CAR
- LOW MAINTENANCE REAR GARDEN
- TRANSPORT LINKS NEARBY
- EPC RATING D
- VIEWING HIGHLY RECOMMENDED



Living room

Spacious living room with newly fitted carpet and double glazed windows

Kitchen/Dining room

Well presented kitchen/diner with ample storage space, integrated gas hob and oven and space for dining table and double glazed windows - access to rear garden

Bedroom 1

Double bedroom with newly fitted carpet and double glazed windows

Bedroom 2

Single bedroom with newly fitted carpet and double glazed windows

Bathroom

Upstairs family bathroom with bath and shower

Rear Garden

Low maintenance rear garden with patio and graveled areas.

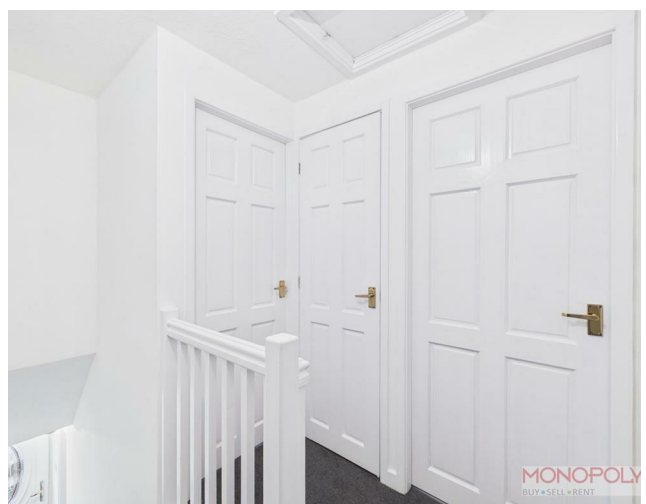
Additional information

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

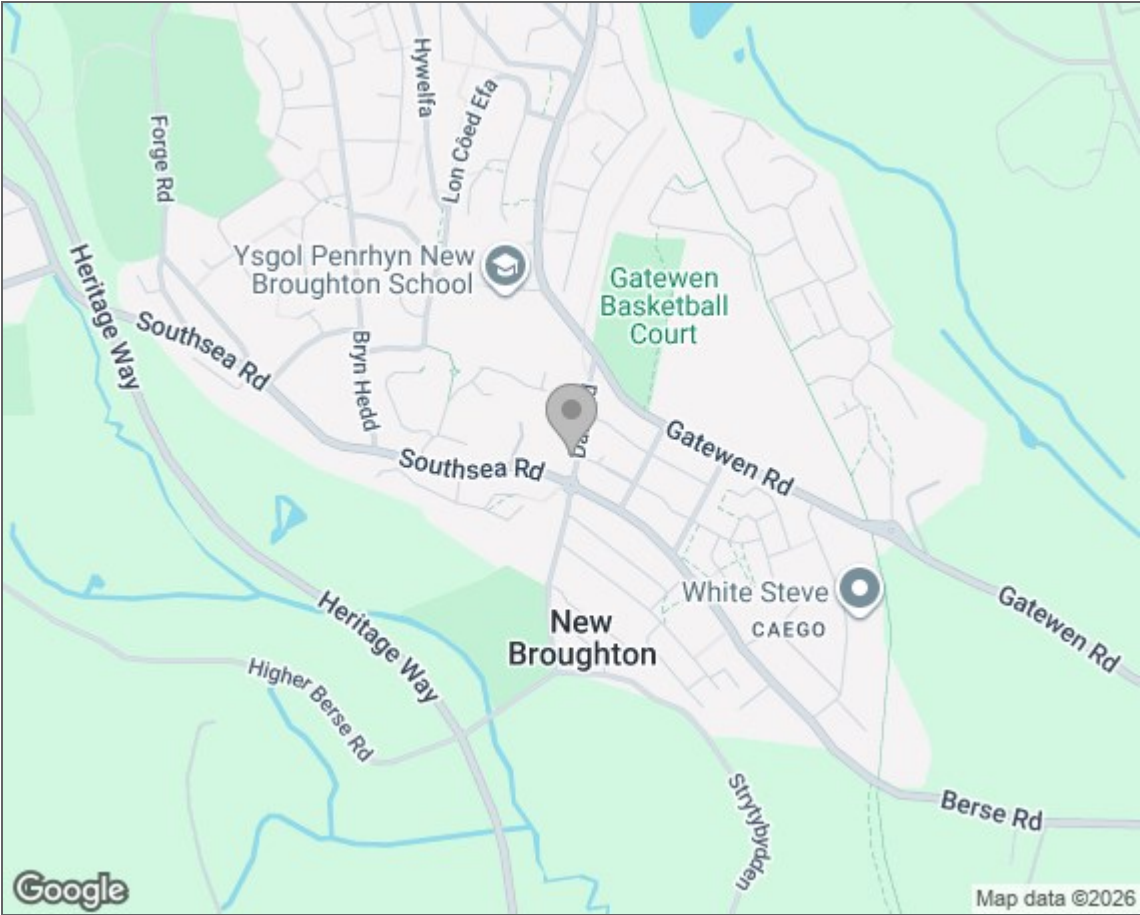
travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend 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		88
(81-91) B		
(69-80) C		
(55-68) D	62	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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