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Wrexham || LL11 6JG

£170,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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Situated within a quiet cul-de-sac in New Broughton, this well-presented two double bedroom terraced home is offered for sale in excellent condition, making it an ideal first-time purchase or investment opportunity. In brief, the accommodation comprises an entrance hallway, spacious lounge and a modern kitchen/dining room fitted with a full range of integrated appliances. To the first floor, the landing leads to two double bedrooms, with the principal bedroom benefiting from two built-in storage cupboards, alongside a contemporary shower room. Externally, the property offers a driveway to the front providing off-road parking for two vehicles, together with a designated bin storage area. To the rear is an enclosed patio garden with timber storage, designed for ease of maintenance. Rosewood is conveniently positioned within walking distance of local shops, primary schools, leisure facilities and a medical centre. Wrexham City Centre is just a short drive away, and the nearby A483 offers excellent commuter links towards Chester, Oswestry and the wider road network

- TWO BEDROOM TERRACED HOME
- ENTRANCE HALL
- SPACIOUS LIVING ROOM
- KITCHEN/DINING AREA
- FULL RANGE OF INTEGRATED APPLIANCES
- LANDING AREA
- DOUBLE BEDROOMS
- PRINCIPAL WITH BUILT IN STORAGE
- DRIVEWAY TO FRONT AND GARDEN TO REAR
- CUL-DE-SAC LOCATION IN NEW BROUGHTON



Entrance Hall

Composite door leads into entrance door with wooden laminate flooring, ceiling light point, panelled radiator, door to living room and stairs to first floor.

Living Room

Wooden double glazed window to the front, wooden laminate flooring, ceiling light point, two panelled radiators and door into kitchen/dining room.

Kitchen/Dining

Housing a range of wall, drawer and base units with complimentary granite work surface over. Full range of integrated appliances to include slimline dishwasher, washing machine, fridge-freezer, microwave, electric oven, gas hob and extractor over. Inset sink unit with quarts drainer and mixer tap. Space for dining table, under stairs storage cupboard, tiled flooring, panelled radiator, two ceiling light points, wooden double glazed window to the rear and uPVC double glazed French doors to the rear garden area.

Landing Area

Carpet flooring, ceiling light point, access to loft, doors to two bedrooms and shower room.

Bedroom One

Wooden double glazed window to the front elevation. Two useful built in wardrobes; one with shelving and rail and the other with shelving and a hot water cylinder. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

Wooden double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

Shower Room

Modern three piece suite comprising low-level WC, wash hand basin set on a vanity unit and walk in double shower cubical with electric shower. Built in shelving, heated towel rail, shave point, LVT flooring, partly tiled walls, extractor and wooden double glazed window to the rear elevation.

Outside

To the front there is a tarmacadam driveway with space for around two vehicles. There is also a useful brick built bin storage. To the rear is a pleasant pave garden area with bark covered area and shrubberies. To the borders are fence panels offering security and privacy. Additionally there is an outside tap. The garden is southerly facing.

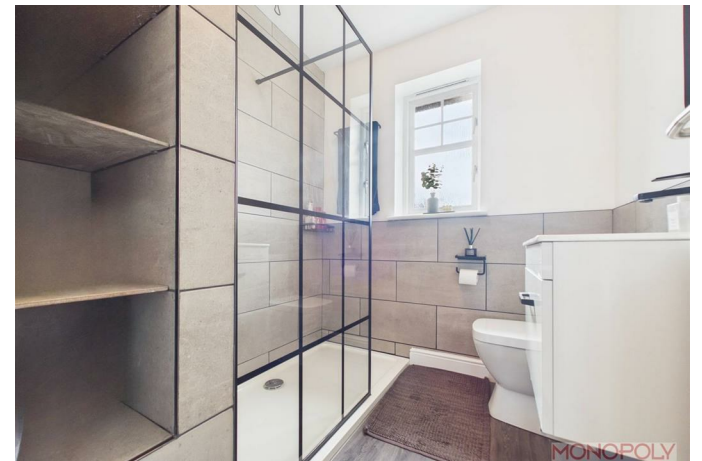
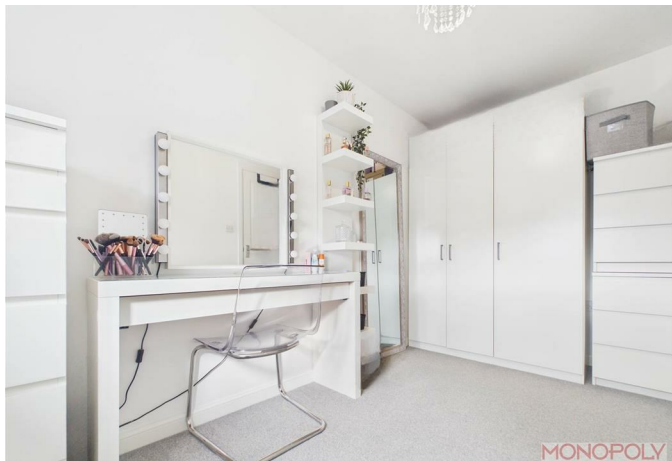
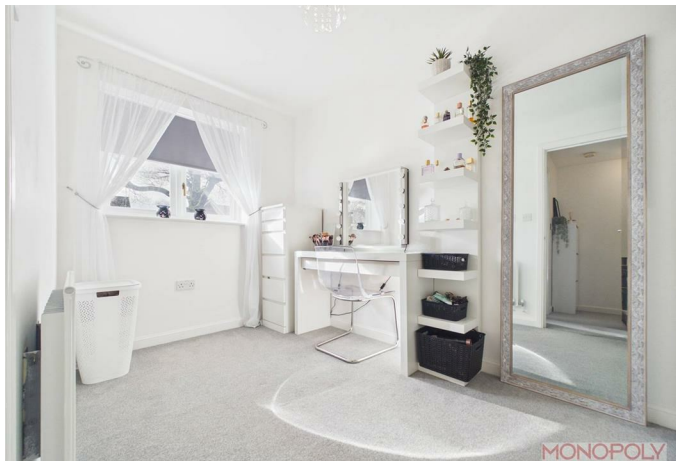
Additional Information

The boiler has recently been serviced and there is hive smart heating installed in the property. The shower room was replaced just three years ago.

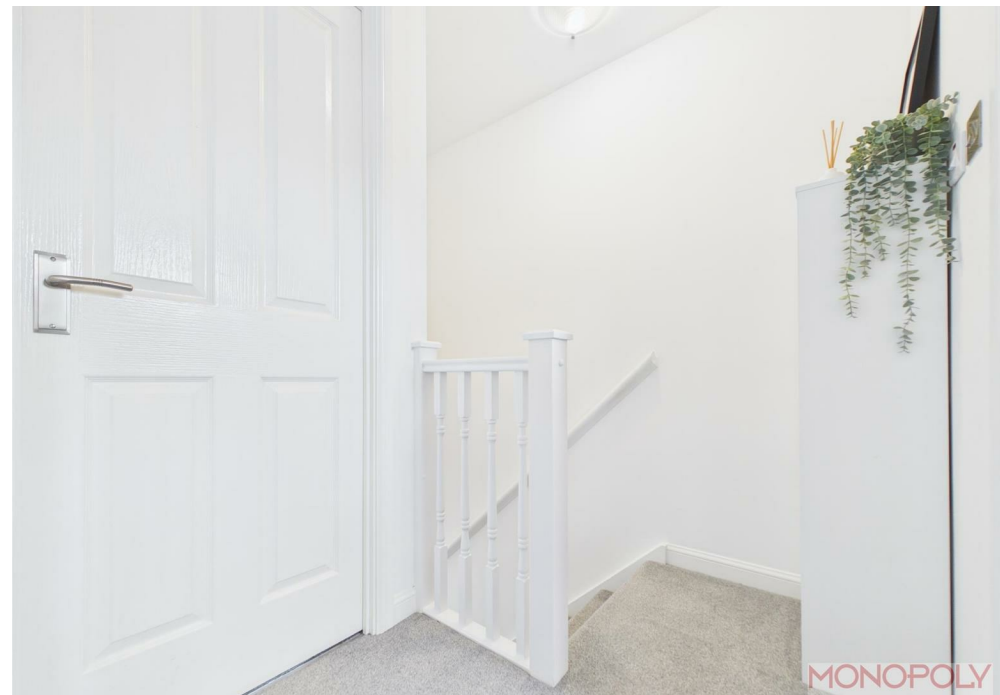
Important Information

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.





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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Future		Current	Future
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92-100 A			81-91 A		
81-91 B			71-80 B		
69-80 C			59-70 C		
55-68 D			49-58 D		
45-54 E			39-48 E		
35-44 F			29-38 F		
25-34 G			19-28 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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