



## Empress Road, Wrexham LL13 7UN

### £850 Per Month

This recently renovated terraced property has been refreshed throughout and offers spacious, versatile accommodation. The property comprises a modern fitted kitchen with contemporary units, wood-effect worktops and integrated oven, and two well-proportioned bedrooms. In addition, the separate reception room could easily be utilized as a third bedroom, home office or dining room. Externally, there is an enclosed rear garden which will be cut and tidied prior to the commencement of the tenancy. The property is conveniently located within easy reach of Wrexham city centre, offering a wide range of shops, supermarkets, restaurants, cafés and leisure facilities.

- 2 BEDROOM TERRACED HOUSE
- ONE RECEPTION ROOM COULD BE USED AS A BEDROOM
- RECENTLY RENOVATED
- EPC C
- CLOSE TO LOCAL AMENITIES
- 2 RECEPTION ROOMS
- 2 DOUBLE BEDROOMS
- SPACIOUS REAR GARDEN
- COUNCIL BAND C
- VIEWINGS HIGHLY RECOMMENDED



## ENTRANCE

Spacious hallway with access into first reception/bedroom and main reception room.

## FIRST RECEPTION/BEDROOM

First reception room that can also be used as a bedroom if needed, wood effect flooring and double glazed window facing the front.

## LIVING/DINING ROOM

Main reception room as a living/dining room with wood effect flooring, feature fireplace, double glazed window and access to the kitchen and upstairs.

## KITCHEN

Modern style kitchen with ample white storage and wood effect worktop, gas hob & oven, sink, ample space for fridge/freezer and washing machine - access to the family bathroom and back garden.

## FAMILY BATHROOM

Downstairs family bathroom with shower/bath, washing storage, sink basin and W.C

## STAIRS & LANDING

Newly fitted carpeted stairs leading to the landing with access to both bedrooms.

## BEDROOM 1

Newly carpeted spacious double bedroom with double glazed window to the front.

## BEDROOM 2

Newly carpeted spacious double bedroom with cupboard space for boiler and double glazed window to the rear.

## GARDEN

Paved patio garden area leading to spacious garden and shed storage at the back - GARDEN WILL BE CUT PRE TENANCY

## 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.

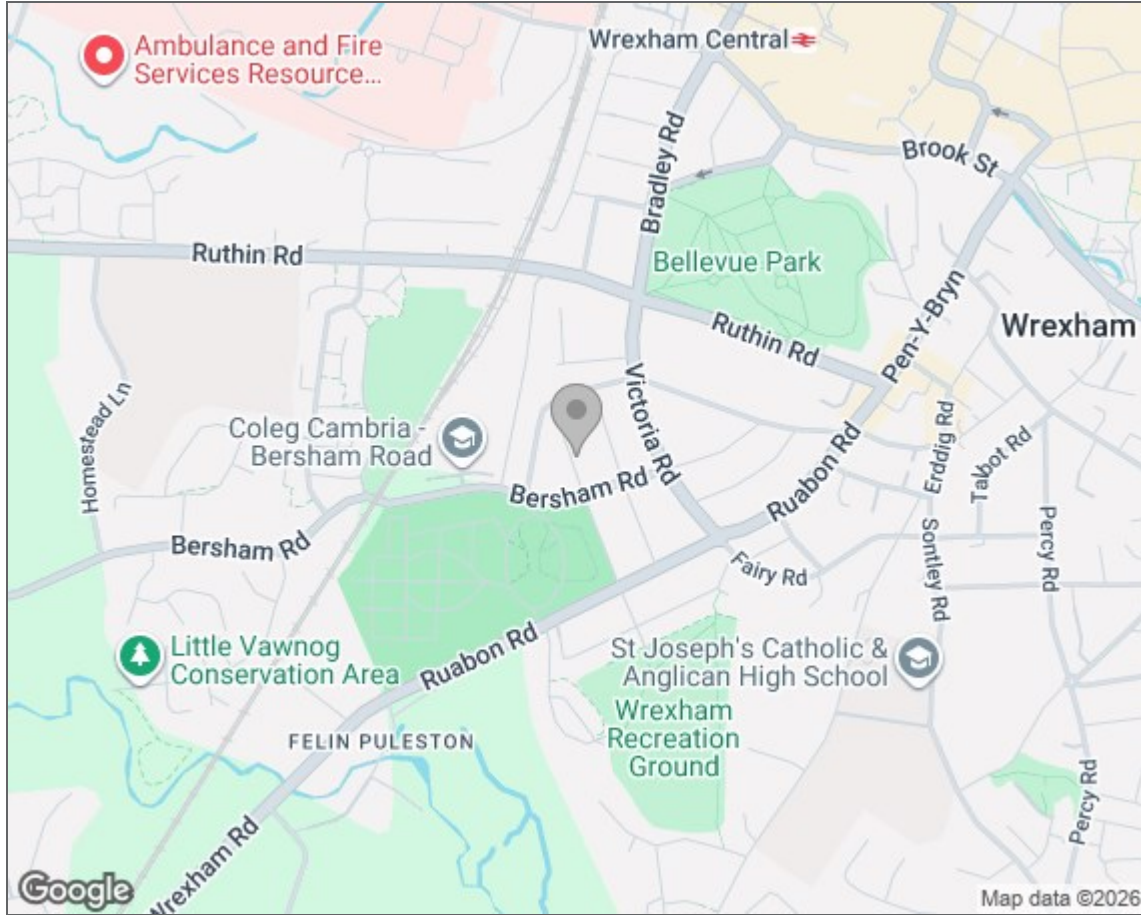
**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure 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			88
(81-91) B			
(69-80) C			
(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**

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

