



The Stores

Wrexham | LL11 5RR

By Auction £141,000

MONOPOLY
BUY • SELL • RENT

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TO BE SOLD AT AUCTION BY LOT9 AUCTION HOUSE LIMITED. UNCONDITIONAL AUCTION TERMS, WHICH MEANS THAT THE EXCHANGE OF CONTRACTS WILL TAKE PLACE ON THE FALL OF THE HAMMER, WITH 10% OF THE SALE PRICE DUE AT THAT MOMENT. THE BUYER ALSO PAY FEES OF 2% OF THE SALE PRICE PLUS VAT. £141,000 IS THE GUIDE PRICE FOR THIS PROPERTY. PLEASE SEE THE LOT 9 AUCTION HOUSE WEBSITE FOR THE BUYERS GUIDE, TO REGISTER AS A BIDDER AND TO DOWNLOAD THE AUCTION PACK.
<https://lot9.eigonlineauctions.com/lot/details/170929>
OR CONTACT MONOPOLY BUY SELL RENT FOR MORE INFORMATION.

We are delighted to offer For sale this Deceptively spacious Four Bedroom Three storey detached house situated in a village location. The Accommodation comprises of Entrance Hallway, Lounge, Kitchen, to the ground floor, Three Bedrooms to the first floor and fourth Bedroom and Family Bathroom to the second floor. Outside there is a driveway area with off road parking for three to four vehicles and garden a shed. There is also a large garage to the side of the driveway. This property is situated in the village of Southsea which is just two miles from Wrexham Town Centre. Being only a short distance to the A483 this property has good transport links to Oswestry, Chester and beyond. NEW CARPETS FITTED IN THE BEDROOMS!

- FOUR BEDROOM
- DETACHED HOUSE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LARGE GARAGE
- VILLAGE LOCATION
- OPEN PLAN KITCHEN/ DINING/LIVING ROOM



ACCOMMODATION TO THE GROUND FLOOR

Composite double glazed door to the front giving access to the entrance hall

ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation and walk through door space into the living room,

LOUNGE

16'11" x 12'6" (5.178m x 3.815m)
Two UPVC Double glazed windows to the front, double panel radiator, carpeted flooring, Inglenook fireplace with log burner inset, step leading up into the kitchen.

OPEN PLAN KITCHEN

16'10" x 10'9" (5.141m x 3.279m)
Beautifully presented modern kitchen in Hi Gloss, with wall and base cupboards and complementary worktop surfaces incorporating stainless steel sink unit with mixer tap, Integral four ring electric hob, oven/grill, with stainless steel canopy extractor hood over, space for washing machine, Integral Fridge /freezer, cupboard housing gas central heating boiler, tiled floor, UPVC Double glazed window to the side, second Integral freezer, Breakfast bar, Composite double glazed and frosted door to the side

FIRST FLOOR LANDING

UPVC Double glazed and frosted window to the side, Staircase rising off to the second floor.

BEDROOM ONE

16'4" x 10'4" (4.998m x 3.153m)
Two UPVC Double glazed windows to the front, double panel radiator.

BEDROOM TWO

13'3" x 7'10" (4.056m x 2.398m)
UPVC Double glazed window to front, single panel radiator.

BEDROOM THREE

13'7" x 8'0" (4.156m x 2.463m)
UPVC Double glazed window to the rear, single panel radiator.

SECOND FLOOR LANDING

With storage to the eaves and doors to Bedroom four and family bathroom.

BEDROOM FOUR

10'11" x 12'1" (3.344m x 3.695m)
UPVC Double glazed to the side, double panel radiator, storage to eaves.

FAMILY BATHROOM

Comprising of Panel enclosed Jacuzzi bath with shower over Two UPVC Double glazed and frosted windows to the side. low level w.c., tiled floor, half height tiled walls, Chrome ladder style radiator, wash hand basin set in a vanity unit.

OUTSIDE

Large block paved driveway to the side with off road parking for three to four vehicles and there is also a good sized shed. There is also a Large garage.

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.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage

KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link.

ADDITIONAL INFORMATION

A BUYER HAS WITHDRAWN FROM A PRIVATE TREATY SALE ON THIS PROPERTY AS THEY BELIEVE THE BEDROOM AND BATHROOM ON THE TOP FLOOR SHOULD NOT BE CLASSED AS BEDROOMS AS THE OWNERS HAVE NO EVIDENCE OF BUILDING REGULATION APPROVAL. HOWEVER THE CURRENT OWNERS HAVE LIVED THERE FOR OVER 35 YEARS AND THE HOUSE IS SET OUT EXACTLY AS IT WAS WHEN THEY BOUGHT IT, THERE IS A TRADITIONAL STAIRCASE TO THE TOPFLOOR AND THEY BELIEVE THE PROPERTY WAS BUILT IN THIS WAY. THE GROUND FLOOR WAS A SHOP AND CHANGED INTO LIVING ACCOMADATION AGAIN BEFORE THEY BOUGHT IT 35+ YEARS AGO.

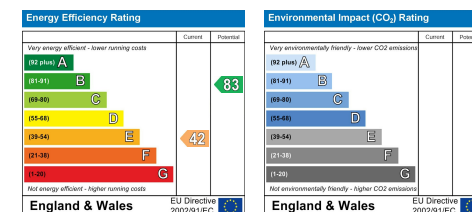




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