



7

Wrexham | | LL12 7HB

£210,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

# 7

Wrexham | | LL12 7HB

A brilliant opportunity to purchase a spacious Three bedroom semi detached house in the sought after Acton area of Wrexham. The internal accommodation has been partly modernised and would benefit from finishing a few jobs off, but offers superb potential to create a brilliant family home.

In brief the property comprises an entrance hall, two reception rooms, kitchen, three bedrooms and bathroom. The property also offers gardens to the front and rear, single garage and off road parking on a front drive. NO CHAIN!

- A THREE BEDROOM SEMI DETACHED HOUSE
- GARDENS TO FRONT AND REAR
- NO CHAIN!
- POPULAR & CONVENIENT LOCATION
- SINGLE GARAGE
- OFF ROAD PARKING
- GAS CENTRAL HEATING



### ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed and frosted front door which leads into the entrance hallway

### ENTRANCE HALLWAY

With single panel radiator, staircase rising off to the first floor accommodation, doors off to bedrooms and bathroom.

### LOUNGE

A dual aspect living room with windows to front and rear, Adam style fire surround with fire inset, carpeted flooring.

### KITCHEN/DINER

Partly completed kitchen with all the cupboard frontages available just need fitting, which will comprise of wall and base units, worktop surfaces, double drainer sink unit with mixer tap, UPVC Double glazed window to the rear, UPVC Double glazed and frosted window to the side. understairs storage, UPVC Double glazed external door to rear, wall mounted Worcester gas boiler. UPVC Double glazed window to the front.

### FIRST FLOOR LANDING AREA

UPVC Double glazed and frosted window to the rear, access to the loft space, doors off to bedrooms and bathroom.

### BEDROOM ONE

With two UPVC Double glazed windows to the front, single panel radiator, carpeted flooring.

### BEDROOM TWO

With UPVC Double glazed window to the front with double panel radiator beneath, carpeted flooring.

### BEDROOM THREE

With UPVC Double glazed window to the rear with single panel radiator beneath, carpeted flooring.

### BATHROOM

Panel enclosed bath with shower attachment, pedestal wash hand basin, fully tiled walls, UPVC Double glazed and frosted window to the rear, double panel radiator

### OUTSIDE TO THE FRONT

Front - Lawn, planted beds, shrubs, hedge to front and side.

### OUTSIDE TO THE REAR

Concrete area adjacent to the house, two brick outdoor stores, timber garden store, green house, lawn, mature planting.

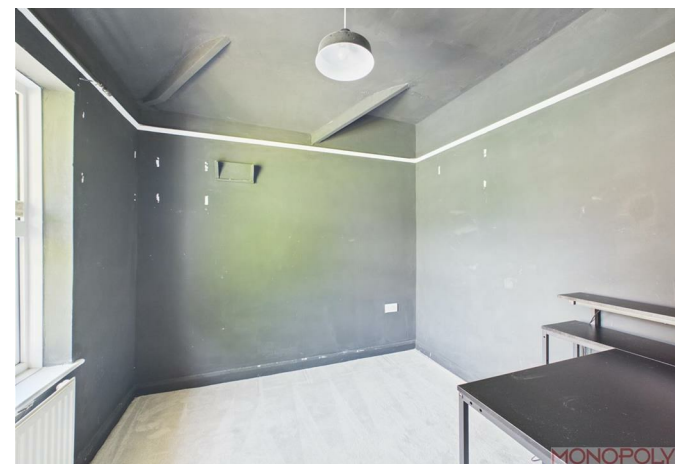
### IMPORTANT INFORMATION

#### 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.

### **ADDITIONAL INFORMATION**

Please see Key Facts for buyers in Web Link.

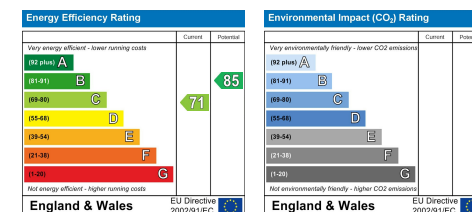


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