



68

Wrexham | | LL13 7SH

£170,000

MONOPOLY[®]

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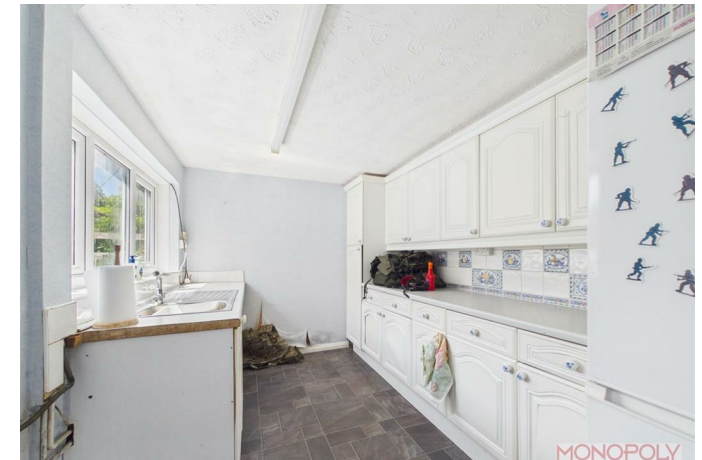
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Situated close to Wrexham City Centre, this three bedroom semi-detached home is offered for sale with the added benefit of no onward chain. Requiring a degree of modernisation, the property presents an excellent opportunity for first-time buyers, investors or those looking to create a home to their own taste. In brief, the accommodation comprises an entrance hallway, living room, separate dining room and kitchen to the ground floor. To the first floor, the landing provides access to three bedrooms and a family bathroom. Externally, the property benefits from a decorative stone garden to the front, with a pathway leading alongside the home to the rear. The rear garden offers a mixture of courtyard and paved patio areas, complemented by established trees and shrubs, creating a pleasant outdoor space. Further benefits include an outside WC housing the boiler, a useful brick-built garden store and an additional storage shed. Alexandra Road is conveniently situated within walking distance of Wrexham City Centre, where there is an extensive range of shops, supermarkets, restaurants, cafés and leisure facilities. The property is also close to local schools, public transport links and Wrexham General Railway Station, providing regular services to Chester, Shrewsbury and beyond. Excellent road links via the A483 offer easy access to Chester, Oswestry and the wider North West, making this an ideal location for commuters.

- THREE BEDROOM SEMI-DETACHED HOME
- NO ONWARD CHAIN
- PERFECT FOR INVESTORS - MODERNISATION PROJECT
- ENTRANCE HALLWAY
- TWO RECEPTION ROOMS
- BATHROOM TO FIRST FLOOR
- GARDENS TO FRONT AND REAR
- CLOSE TO WREXHAM CITY CENTRE



Entrance Porch

UPVC double glazed door leads into entrance porch with Quarry tiled flooring and door into hallway.

Entrance Hallway

Carpeted flooring, stairs to first floor, radiator, ceiling light and door into living/dining areas.

Living Room

Bay window to front, carpeted flooring, fireplace with surround, ceiling light point, radiator and opening into dining room.

Dining Room

UPVC double glazed window to rear. Door to under-stairs storage, carpeted flooring, ceiling light and radiator. Door into kitchen.

Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over. Space for appliances, vinyl flooring, stainless steel sink unit, ceiling light, window to side and door to rear.

Landing Area

Spacious landing area with access to loft, carpeted flooring, ceiling light, access to three bedrooms and bathroom.

Bedroom One

Two uPVC double glazed window to front. Fitted wardrobes, carpet, ceiling light and radiator.

Bedroom Two

UPVC double glazed window to rear. Carpeted flooring, ceiling light point and radiator.

Bedroom Three

UPVC double glazed window to rear. Carpeted flooring, ceiling light point and radiator.

Bathroom

Traditional three piece suite comprising WC, pedestal wash hand basin and wood panelled bath. Ceiling light, radiator and uPVC double glazed frosted window to side.

Outside

To the front there is a decorative stone courtyard with a shared access path leading to the rear garden. The pathway provides access to one other property. The rear garden area mainly comprises of a courtyard area and multi-level patio areas with established shrubberies and flowers. There is also a timber shed, garden store and access to the boiler room/WC.

Additional Information

The property has been vacant for approximately 10 years. The roof was replaced 16 years ago. The gas and electric have not been tested.

Important Information

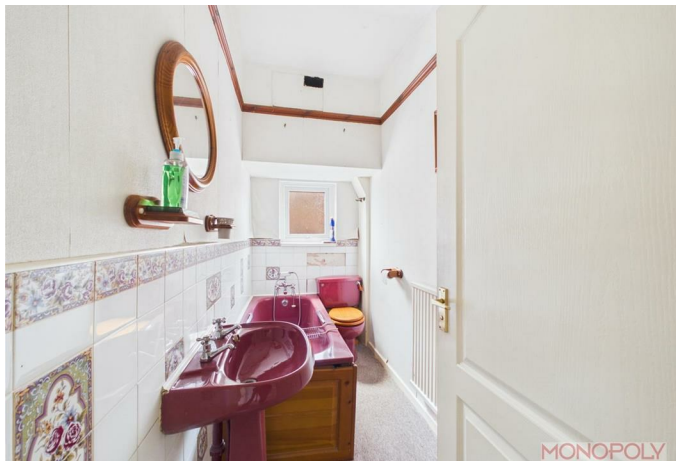
MONEY LAUNDERING REGULATIONS 2003

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.

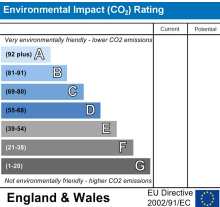
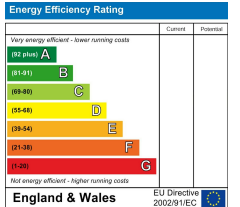




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