REID & ROBERTS

INDEPENDENT ESTATE AGENTS



11 Bury Street

Wrexham, LL13 8NS

£115,000

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£115,000







Entrance
To the front, there is a useful timber storage area, with steps leading up to the entrance door.

Lounge
uPVC double glazed window to the front elevation, feature electric fire with surround, television point, telephone point, double panelled radiator and door leading into the dining room.

Dining Room
Television point, inset ceiling spotlights, overhead storage cupboard, understairs storage cupboard, double panelled radiator, stairs rising to the first floor accommodation and double doors opening into the kitchen.

Kitchen
Vinyl flooring, fitted with a range of wall, drawer and base units with complementary work surfaces incorporating a stainless steel sink unit with mixer tap over. Space for a freestanding cooker with four ring electric hob and extractor hood above, space for a fridge/freezer and washing machine. uPVC double glazed windows to the side and rear elevations, double panelled radiator and door providing access to the rear yard.

First Floor Acccomdation
uPVC double glazed window to the side elevation, double panelled radiator and doors leading to the bathroom and inner landing.

Versatile Room
A versatile utility area with vinyl flooring, part tiled walls, ceiling light point, space for tumble dryer, together with a useful storage cupboard.

Bathroom
Tiled flooring, tiled walls, corner walk in shower cubicle with sliding doors, waterfall shower with handheld attachment, wash hand basin set within a vanity unit with mixer tap over, low level W.C., double panelled radiator, uPVC double glazed frosted window to the rear elevation and bi folding doors to built-in storage cupboard housing the wall-mounted boiler.

Inner Landing
uPVC double glazed window to the side elevation, double panelled radiator and steps rising to the loft room.

Loft Room
A versatile space ideal as a home office, hobbies room or occasional room, benefiting from storage within the eaves and a double panelled radiator.

Bedroom One
uPVC double glazed window to the front elevation, built in storage cupboard, television point and double panelled radiator.

Outside
To the rear, there is a low maintenance yard with a timber storage shed and a gate providing access onto the rear street.

Viewing Arrangements.
Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Mortgage Advice.
Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

To Make An Offer.
Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Money Laundering Regulations.
Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Misrepresentation Act.
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

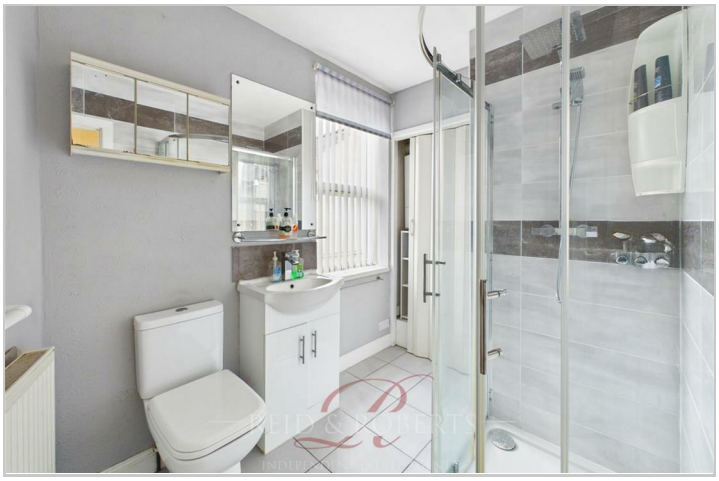
Loans.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

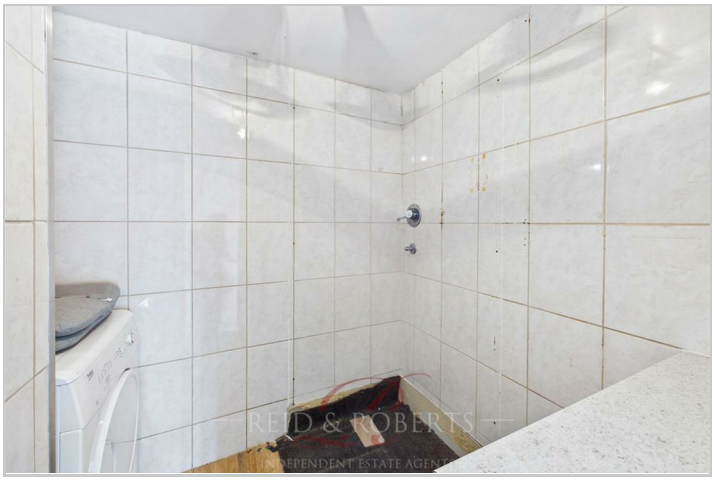
Services.
The agents have not tested the appliances listed in the particulars.

Hours Of Business.
Monday - Friday 9.15am - 5.00pm
Saturday 9.15am - 4.00pm

DISCLAIMER.
These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.

Tenure
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.









Road Map



Hybrid Map



Terrain Map



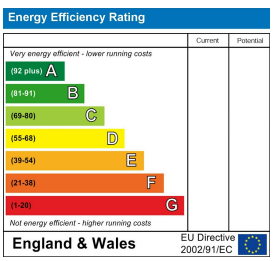
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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