



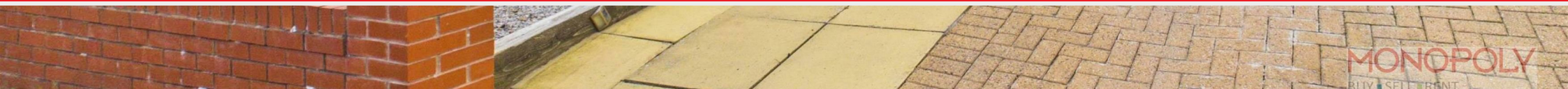
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Wrexham | LL11 4UF

£210,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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Situated within the popular residential area of Summerhill, this well-presented three bedroom semi-detached home offers spacious and versatile accommodation, ideal for modern family living. In brief, the accommodation comprises an entrance hallway, cosy living room with feature log burner, a spacious open plan kitchen/dining area and a conservatory to the rear, creating excellent ground floor living and entertaining space. To the first floor, the landing provides access to three bedrooms and a family bathroom. Externally, the property benefits from a driveway providing off-road parking, a detached garage and a thoughtfully landscaped multi-level rear garden enjoying far-reaching views across Wrexham. Beech Street is a sought-after residential location within Summerhill, offering a range of local amenities within walking distance including shops, schools and everyday conveniences. The scenic Moss Valley Country Park is nearby, providing beautiful countryside walks, cycling routes and leisure opportunities, while Wrexham city centre is just a short drive away offering a wider selection of retail, dining and leisure facilities. Excellent transport links are also available via the nearby A483, providing convenient access to Chester, Oswestry and the wider North West.

- THREE BEDROOM SEMI-DETACHED HOME
- ENTRANCE HALLWAY
- LIVING ROOM WITH LOG BURNER
- OPEN PLAN KITCHEN/DINING AREA
- CONSERVATORY
- FAMILY BATHROOM
- DETACHED GARAGE
- DRIVEWAY
- MULTI-LEVEL GARDEN AREA WITH VIEWS
- RESIDENTIAL LOCATION OF SUMMERHILL



Entrance Hallway

UPVC double glazed door leads into entrance hallway with wooden laminate flooring, stairs to first floor, ceiling light point and door into living room.

Living Room

UPVC double glazed window to the front. Log burner set on a slate hearth with wooden mantle, wooden laminate flooring, ceiling light point, modern vertical radiator and glazed wooden doors into the kitchen/dining area.

Open Plan Kitchen/Dining Room

Modern kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances include double electric oven and grill, gas hob and extractor. Space for further appliances including fridge freezer and washing machine. Stainless steel sink unit with mixer tap over. Tile effect wooden laminate flooring, two ceiling light points, modern vertical radiator door to side of property and sliding doors into conservatory.

Conservatory

Part brick built conservatory with uPVC double glazed windows overlooking the garden and polycarbonate roof. Wooden laminate flooring, power sockets and two wall lights.

Landing

UPVC double glazed window to the side elevation, carpet flooring, access to loft, ceiling light point, doors to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear elevation. Built in storage, carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

Bathroom

Three piece suite comprising low-level WC, wash hand basin and panelled bath with electric shower over. Vinyl flooring, chrome heated towel rail, recessed LED lighting, extractor, part tiled walls and uPVC double glazed frosted window to the rear.

Garage

Detached from the property with double timber doors for access. Potential for power and lighting with it's own electrical circuit (not presently connected).

Outside

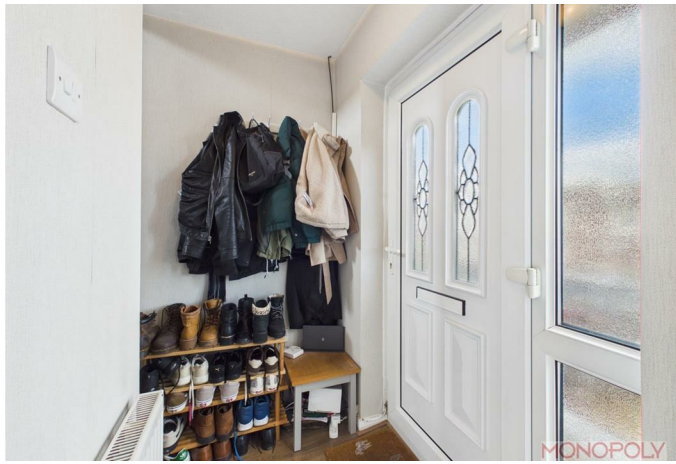
To the front there is a decorative stone garden area and a block paved driveway running alongside the property. To the rear is a landscaped multi-level garden area with steps, decorative stones, decked seating area, various established shrubberies and trees to include two mini apple, mini pear, plum, fig and young cherry tree - providing fruits all year round. There are excellent views across Wrexham. Additionally there is an outside tap and lighting. To the boundaries are fence panels for security and privacy.

Additional Information

The boiler has been serviced every year and is located in the cupboard in bedroom two. The loft is partly boarded.

Important Information





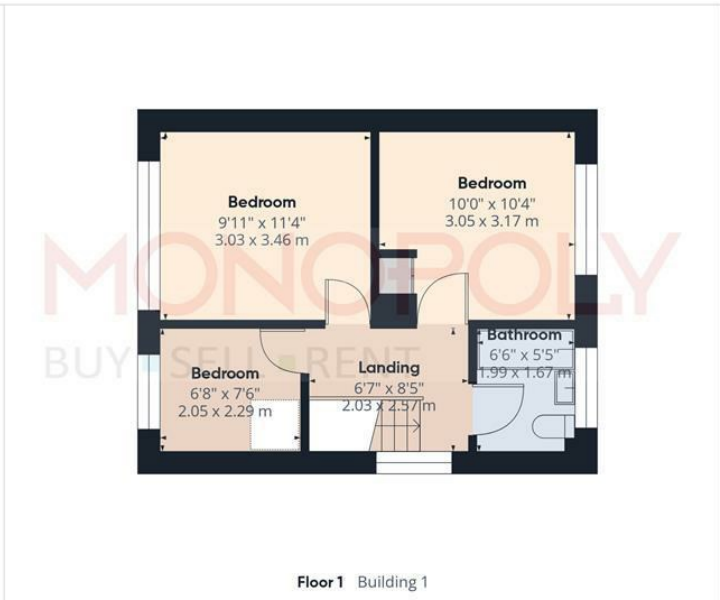
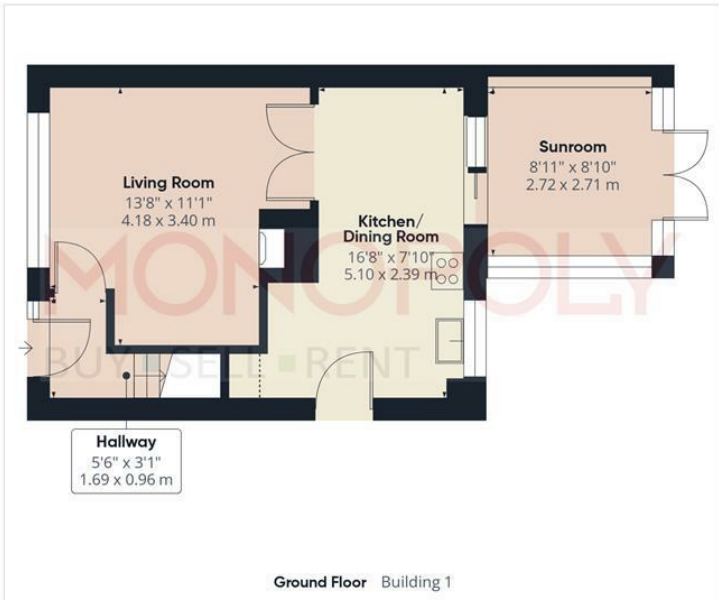
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.







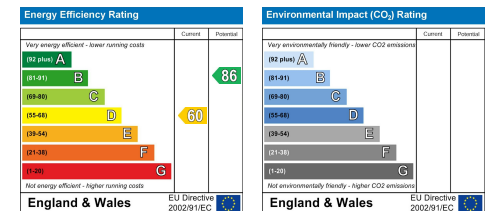


Approximate total area⁽¹⁾	917 ft ² 85.2 m ²
Reduced headroom	4 ft ² 0.4 m ²
(1) Excluding balconies and terraces.	
Reduced headroom Below 5 ft/1.5 m	
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.	
GIRAFFE360	

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