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Wrexham || LL11 1EL

£180,000

MONOPOLY
BUY ■ SELL ■ RENT



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Wrexham | | L L I I I E L

A fantastic opportunity to purchase a spacious 3 bedroom terrace property situated in the heart of Wrexham city centre. The property does require some internal modernisation but has wonderful potential, offering 3 reception rooms, lovely original features, high ceilings, 3 bedrooms and a garden to the rear. Situated in Wrexham city centre there are a wealth of local amenities close to hand as well as good road routes out of Wrexham for commuting. In brief the property comprises of; hallway, lounge, sitting room, dining room and kitchen to the ground floor and 3 bedrooms and bathroom to the first floor.

- A spacious 3 bedroom terraced property
- In need of internal modernisation
- Fantastic potential
- City centre location
- Rear Garden
- Gas central heating
- NO CHAIN
- VIEWING HIGHLY RECOMMENDED



Hallway

With attractive quarry tiled flooring, stairs off to the first floor.

Lounge

With a large double glazed window to the front, ornate feature fireplace with tiled surround and hearth, high ceilings, carpeted flooring.

Sitting Room

With high ceilings, double glazed window to the rear, parquet flooring

Dining Room

With wood effect flooring, double glazed window to the side, wall mounted gas boiler.

Kitchen

Fitted with base units, working surface with inset stainless steel sink and drainer, 2 double glazed windows, door off to the rear garden, wood effect flooring.

First Floor Landing

With carpeted flooring, access to the loft space.

Bedroom 1

A spacious bedroom with 2 double glazed windows to the front, carpeted flooring, feature cast iron fireplace.

Bedroom 2

With exposed wood flooring, feature cast iron fireplace, double glazed window to the rear.

Bedroom 3

With a double glazed window to the side, carpeted flooring.

Bathroom

Fitted with a low level w.c, wash hand basin with

vanity unit under, bath with shower head attachment, double glazed window, fully tiled walls, tiled flooring, cupboard housing the hot water tank.

Rear Garden

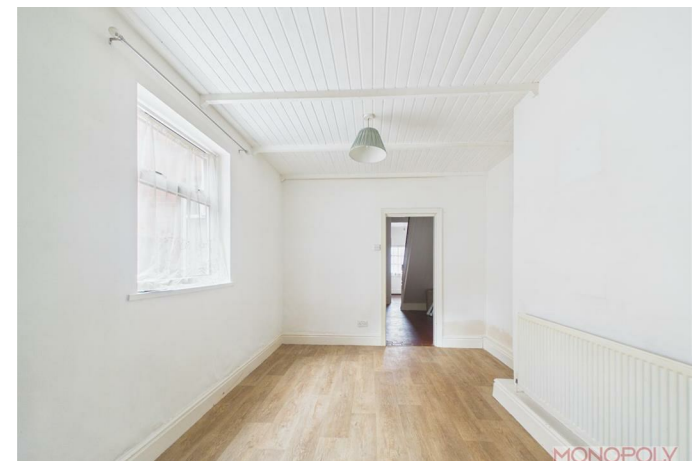
To the rear is a paved area leading on to a lawned garden with gated access to the rear. There is also access to two useful outside stores.

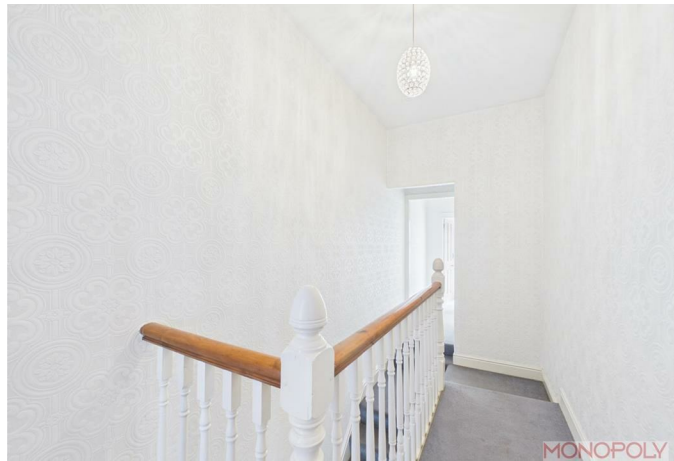
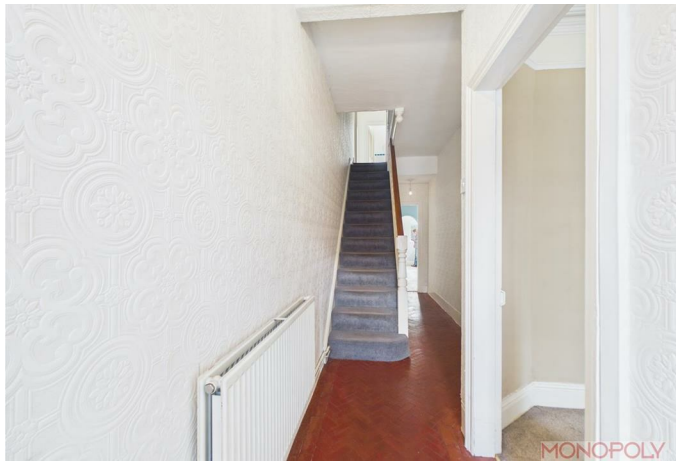
Important Information**MONEY LAUNDERING REGULATIONS 2003**

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.

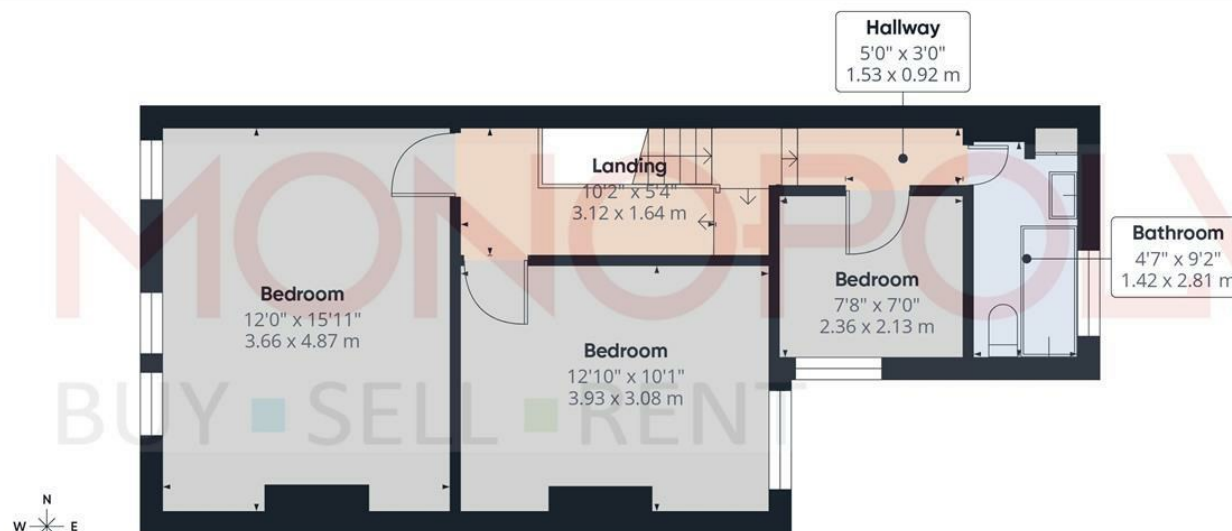








Ground Floor



Floor 1

Approximate total area⁽¹⁾

1085 ft²
100.8 m²

Reduced headroom

13 ft²
1.2 m²

(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.

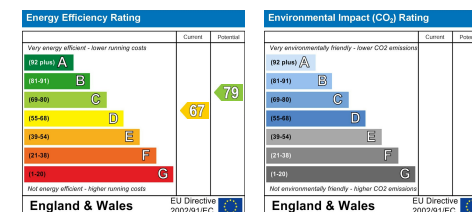
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