



Station Road | Pentre Broughton | Wrexham | LL11 6BG

Offers in excess of £190,000



ROSE RESIDENTIAL

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This spacious four bedroom detached property is situated within a popular village location and presents an excellent opportunity for purchasers looking to modernise and create a home to their own taste. Offering generously proportioned accommodation throughout, the property also benefits from a garage and ample off-road parking. Due to the level of renovation required, the particulars have intentionally been kept brief, and an internal viewing is highly recommended to fully appreciate the space and potential this property has to offer.

Entrance & Hallway

Lounge

12'5" x 12'5" (3.81m x 3.79m)

Dining Room

9'8" x 12'4" (2.95m x 3.78m)

Rear Hallway

Bathroom

Kitchen

Cellar





Stairs & Landing

Bedroom One

12'5" x 12'5" (3.80m x 3.79m)

Bedroom Two

12'7" x 9'7" (3.84 x 2.93m)

Bedroom Three

12'2" x 9'7" (3.71m x 2.93m)

Bedroom Four

9'3" x 9'3" (2.84m x 2.84m)

External

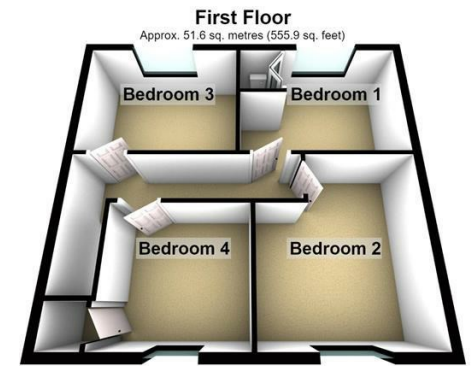
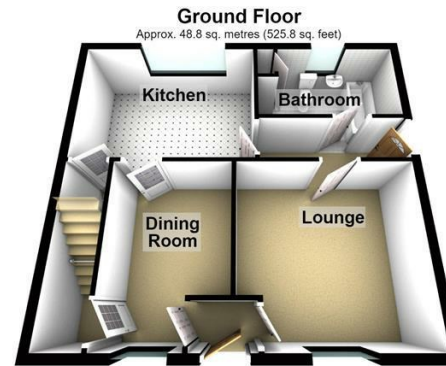
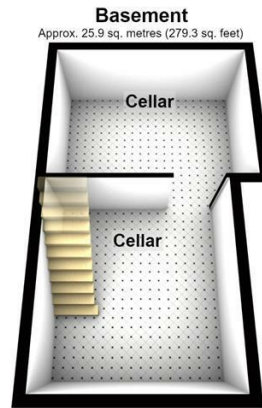
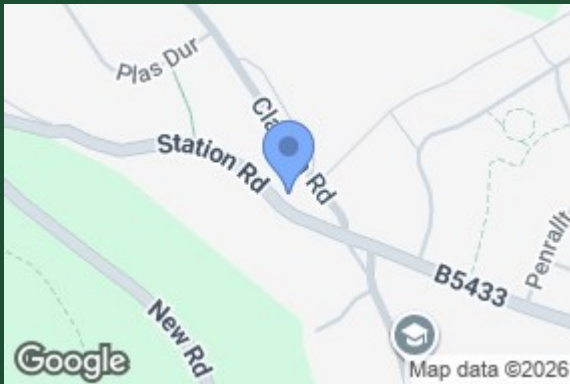
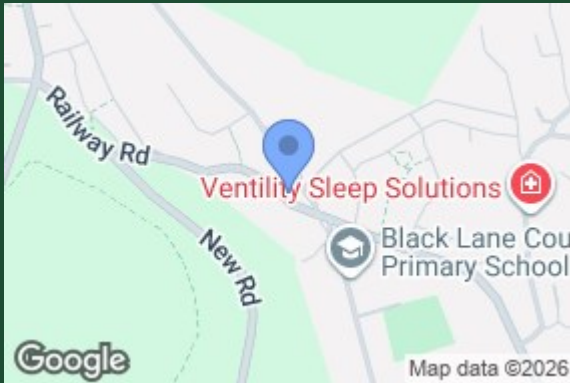
Disclaimer

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All prospective buyers or tenants are strongly advised to verify any details and conduct their own due diligence before making any decisions. The property may be subject to changes in zoning, laws, or other factors that could impact its use or value. Additionally, the property is sold or leased "as-is" and may not be in perfect condition. By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.

Anti Money Laundering (AML) Checks

We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.



Total area: approx. 126.4 sq. metres (1361.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Wrexham

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