



25

Wrexham | LL13 7UN

Offers In The Region Of £120,000

MONOPOLY

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Located on Empress Road in Wrexham, this terraced house offers two reception rooms, galley style kitchen, ground floor bathroom and two double bedrooms to the first floor. To the rear is a courtyard with steps down to a further garden area. The property offers the potential to create a superb home close to Wrexham city centre. Nearby amenities include Victoria Primary School, Clywedog Secondary School, a variety of Shops, Hostels and Bellevue Park. The Property benefits from Gas Central Heating, Double glazed windows. NO CHAIN!

- A TWO BEDROOM MID TERRACE HOUSE
- LOCATED CLOSE TO WREXHAM CITY CENTRE
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- GROUND FLOOR BATHROOM
- REAR GARDEN
- EPC RATING - C
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- NO CHAIN!



Entrance Hall

Laminate flooring, part glazed upvc entrance door, door to snug, opening dining room. There is a partition wall dividing the hallway and front reception which could be removed by the new owner to create a more spacious reception room. Other properties on the street have added a front porch to create an entrance space.

Snug

Laminate flooring, window to front.

Dining Room

Laminate flooring, cast iron decorative fireplace, window to rear, door to kitchen, stairs to first floor.

Kitchen

Galley style kitchen with wall and base units, complementary worktops, stainless sink drainer, mixer tap, space for washing machine, window to side, external door to side, single oven, gas hob, extractor, tiled splash back, sliding door to bathroom.

First Floor Landing

Carpet, doors to both bedrooms.

Bedroom One

Spacious double bedroom with carpet and window to front.

Bedroom Two

Double bedroom with carpet, window to rear, storage cupboard housing Worcester gas combi boiler.

Bathroom

Bathtub with electric shower over, wc, hand wash basin, tiled floor, tiled splash back, window to side, extractor fan.

Outside

Front - gate and low brick wall to front with paving giving access to the front door.

Rear garden with hardstanding area adjacent kitchen, steps down to garden with lawn, path to rear concrete hardstanding area, timber garden store, fencing to sides, brick wall to rear, gates to both sides for bin access.

ADDITIONAL INFORMATION

No chain, upvc double glazed windows, gas central heating.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

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.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

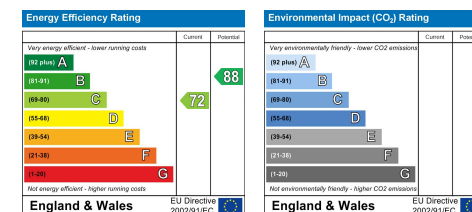
Your home maybe repossessed if you do not keep up repayments on your mortgage



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