



24

Wrexham || LL11 2LR

£164,950

MONOPOLY[®]

BUY ■ SELL ■ RENT

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Located in the heart of Wrexham, this stunning Two-bedroom terraced house on Lome Street offers a perfect blend of modern living and city convenience. As you step inside, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The contemporary kitchen is designed with functionality in mind, providing an inviting space for culinary creativity.

The property boasts two well-proportioned bedrooms, ensuring comfort and privacy for all occupants. The bathroom is thoughtfully designed, catering to the needs of modern living. Situated in a prime city centre location, this home allows for easy access to local amenities, shops, and transport links, making it an excellent choice for those who appreciate the vibrancy of urban life. Whether you are a first-time buyer or looking to invest, this terraced house presents a wonderful opportunity to enjoy a stylish and convenient lifestyle in Wrexham. Don't miss the chance to make this delightful property your new home.

- TWO BEDROOM
- TERRACED PROPERTY
- VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER
- CELLAR
- OUTSIDE ENTERTAINING AREA
- STUNNING KITCHEN
- GREAT LOCATION
- MODERN BATHROOM
- TWO RECEPTION ROOMS



ACCOMMODATION TO THE GROUND FLOOR

The property is accessed via a UPVC Double glazed front door, which gives access to the entrance hallway.

ENTRANCE HALLWAY

With radiator, staircase rising off to the first floor accommodation, doors off to the lounge and dining room

LOUNGE

With UPVC Double glazed window to the front with radiator beneath, carpeted flooring, spotlights to the ceiling.

DINING ROOM

With UPVC Double glazed window to the rear, radiator, storage cupboard to one side of chimney breast and shelving to the other, door to the cellar.

CELLAR

Picture window to the front, carpeted flooring.

KITCHEN

Beautifully presented kitchen, comprising of wall, base and drawer units, with complementary worktop surfaces incorporating composite sink unit with mixer tap, Integral four ring electric hob, oven/ grill with stainless steel canopy extractor hood above, Integral fridge/freezer, spotlights to the ceiling, tiled floor, UPVC Double glazed window to the rear, plumbing for washing machine, UPVC Double glazed and frosted door to the rear.

FIRST FLOOR LANDING AREA

With access to the loft space, spotlights to the ceiling, doors leading off to the bedrooms and bathroom, radiator.

BEDROOM ONE

Good sized room comprising of two UPVC Double glazed windows to the front, radiator, carpeted flooring. Two built in wardrobes and feature wood panelled wall.

BEDROOM TWO

With UPVC Double glazed window to the rear with radiator beneath, built in cupboard housing gas central heating boiler, carpeted flooring.

FAMILY BATHROOM

Spacious bathroom comprising of a dual sized shower cubicle having shower with rainforest shower head over, wash hand basin set in a vanity unit, low level w.c., tiled floor, modern radiator, UPVC Double glazed and frosted window to the rear.

OUTSIDE

Courtyard garden to the rear, which the current vendor has turned into an entertaining area with seats and outside bar. Has to be viewed to be appreciated.

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.

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 PETE on 07907 419605 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

ADDITIONAL INFORMATION

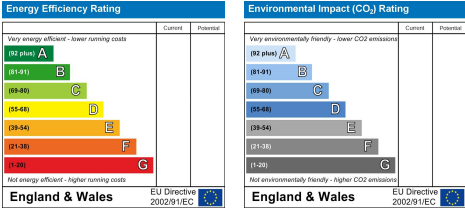
Please see Key Facts for buyers in Web Link.







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