



## Bertie Road, Wrexham LL13 8EH

**£129,950**

A two bedroom mid terrace property situated close to Wrexham City Centre. The property has benefitted from Grant work upgrades in the last decade including a new roof and re pointing. The internal accommodation comprises an entrance hall, living room, dining room, kitchen, bathroom and two bedrooms to the first floor. Internally the property would benefit from a scheme of modernisation but offers excellent potential for improvement. Externally there is a rear courtyard and a further garden beyond the rear access. Conveniently located close to Wrexham City centre close to Eagles Meadow Shopping and Entertainment Centre. NO CHAIN!

- TWO BEDROOM TERRACED HOUSE
- SEPERATE LOUNGE AND DINING ROOM
- SHOWER ROOM
- FRONT AND REAR GARDEN
- NO CHAIN!
- POTENTIAL FOR IMPROVEMENT
- KITCHEN
- WELL-PROPORTIONED BEDROOMS
- CONVENIENT LOCATION NEAR WREXHAM CENTRE



## Entrance Hallway

Accessed via a partially glazed entrance door. Carpeted flooring, ceiling light point and door into the lounge.

## Lounge

Carpeted flooring, radiator, fireplace, opening into the dining room and uPVC double glazed window to the front elevation.

## Dining Room

Carpeted flooring, radiator, ceiling light point, fireplace, door into the kitchen, stairs rising to the first floor, under the stair storage and uPVC double glazed window to the rear elevation.

## Kitchen

A range of wall, drawer and base units with worktop over, incorporating a stainless steel sink unit. Tiled flooring, ceiling light point, opening into hallway and uPVC double glazed window to the side elevation.

## Shower Room

Comprising a low-level W.C., pedestal hand wash basin and wet-room style electric shower. Features a number of holding rails, tiled flooring, tiled walls, ceiling light point and uPVC double glazed window to the side elevation.

## Inner Hallway

Tiled flooring, ceiling light point, door into the shower room and partially glazed external door to the rear.

## Landing

Carpeted flooring, ceiling light point and doors into the bedrooms.

## Bedroom One

UPVC double glazed window to the front elevation, fitted wardrobes, radiator, ceiling light point and carpeted flooring.

## Bedroom Two

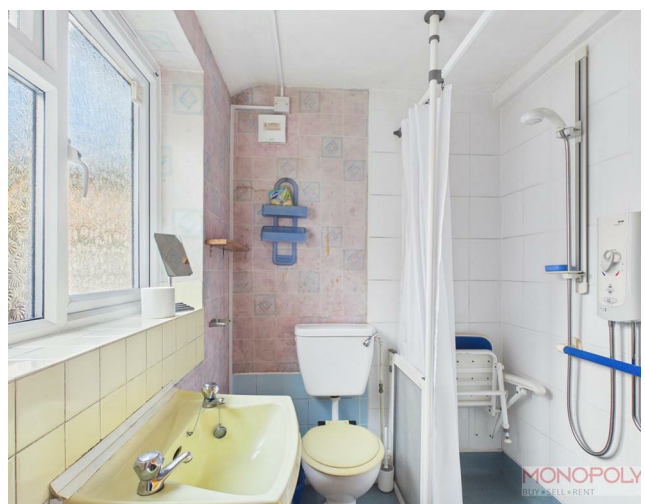
UPVC double glazed window to the rear elevation, radiator, doors into two storage cupboards, ceiling light point and carpeted flooring.

## Outside

To the front of the property is a gate providing access into the easy to maintain front garden. To the rear, there is a courtyard area ideal for seating and a gate that leads to a lawned garden with a paved pathway throughout leading to a garden shed.

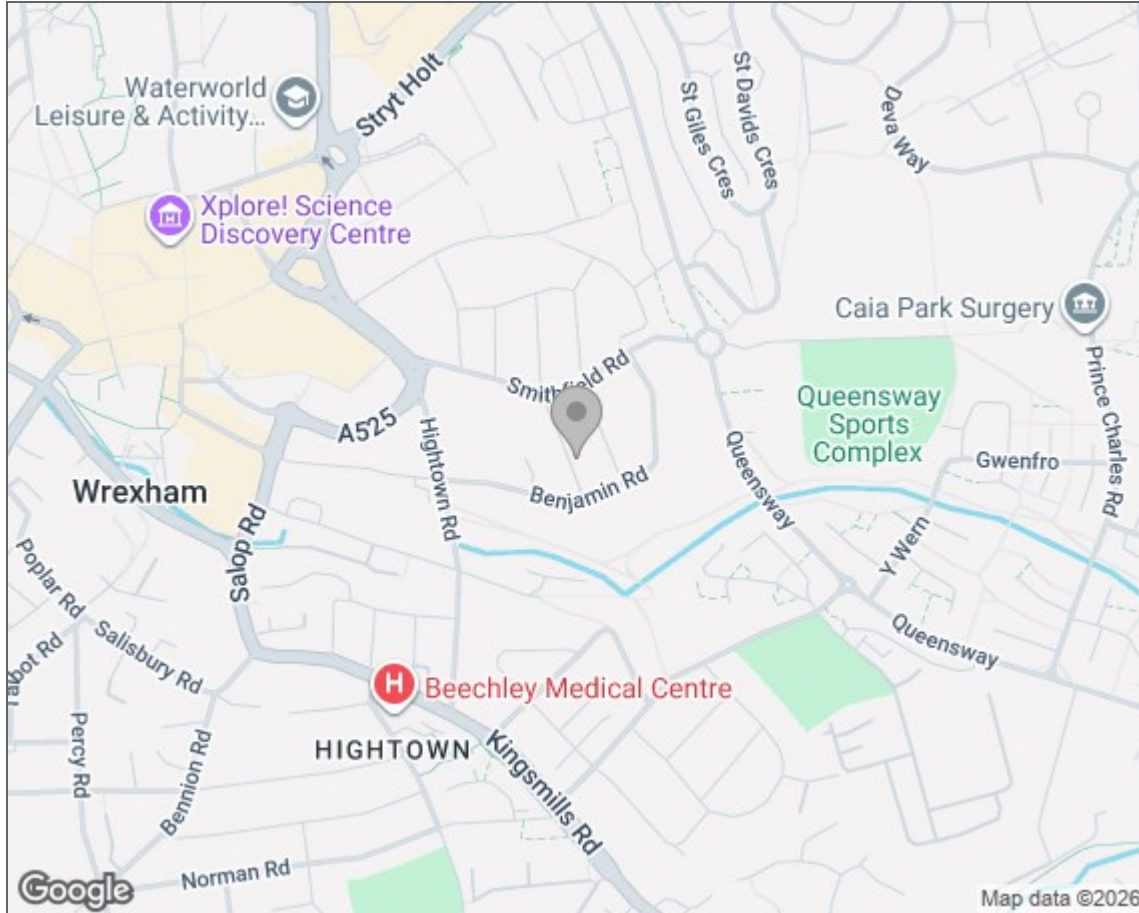
## IMPORTANT INFORMATION











Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 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		
	67	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

**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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

