



Bertie Road, Wrexham LL13 8EH

£125,000

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

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

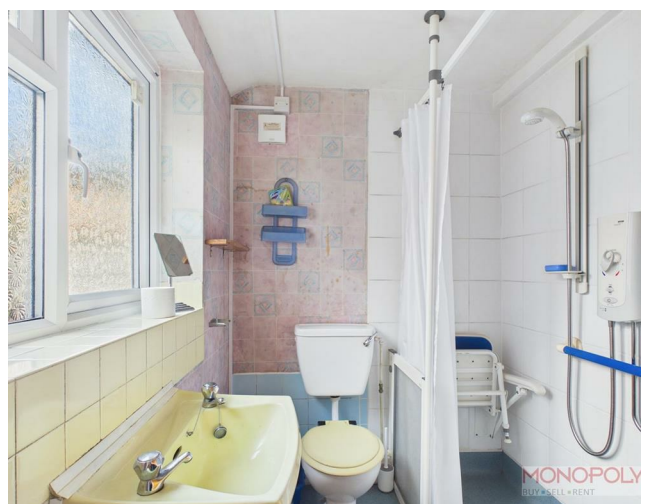
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and efficient working order. These details must therefore be taken as a guide only.







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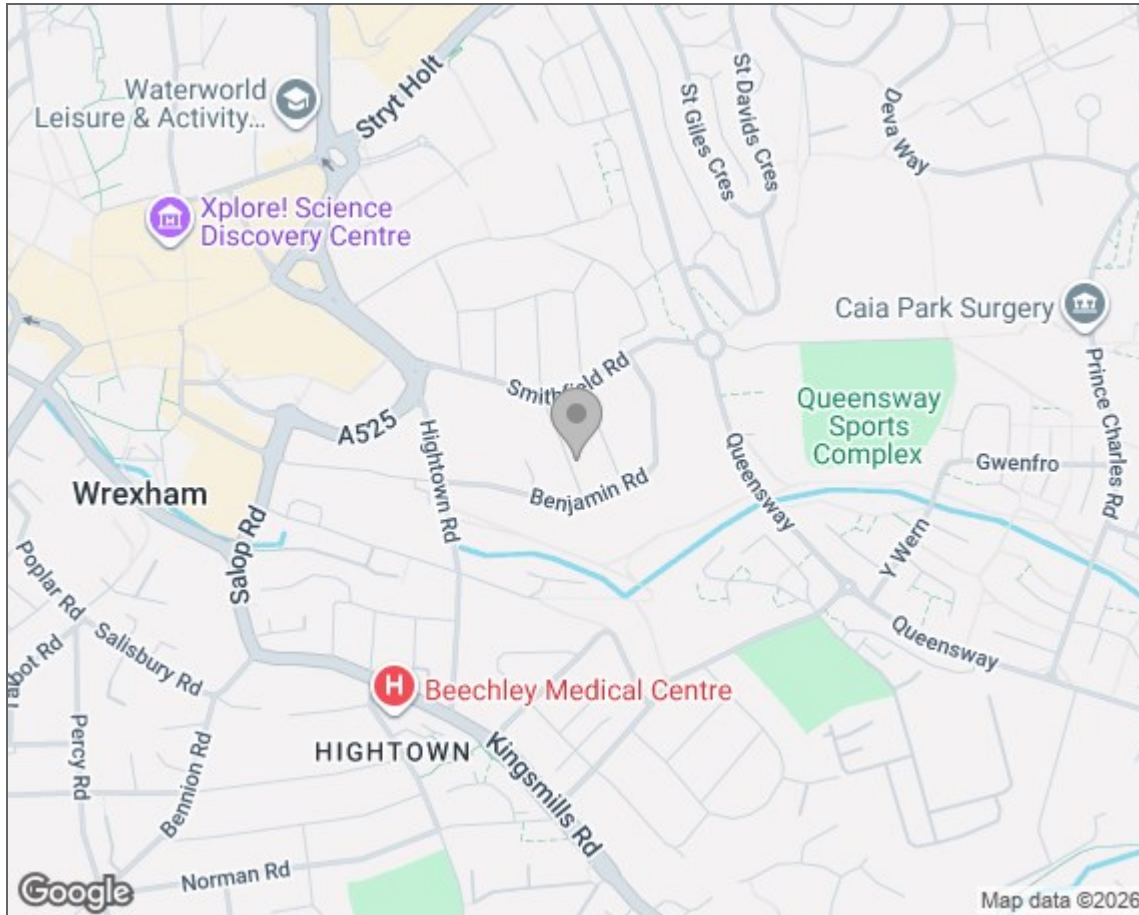
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	80
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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