



## The Cottage

New Broughton | Wrexham | | LL11 6SL

Guide Price £110,000



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Wrexham || LL11 6SL

TO BE SOLD AT AUCTION BY LOT9 AUCTION HOUSE LIMITED. UNCONDITIONAL AUCTION TERMS, WHICH MEANS THAT THE EXCHANGE OF CONTRACTS WILL TAKE PLACE ON THE FALL OF THE HAMMER, WITH 10% OF THE SALE PRICE DUE AT THAT MOMENT. THE BUYER ALSO PAY FEES OF 2.4% minimum fee £2500 including VAT. £110,000 IS THE GUIDE PRICE FOR THIS PROPERTY. PLEASE SEE THE LOT 9 AUCTION HOUSE WEBSITE FOR THE BUYERS GUIDE, TO REGISTER AS A BIDDER AND TO DOWNLOAD THE AUCTION PACK OR CONTACT MONOPOLY BUY SELL RENT FOR MORE INFORMATION. THE PROPERTY IS IN NEED OF MAJOR REFURBISHMENT

Link to auction property website

<https://lot9.eigonlineauctions.com/lot/details/159868> OR CONTACT MONOPOLY BUY SELL RENT FOR MORE INFORMATION.

This delightful semi-detached cottage is Located on Berse Road in the charming area of New Broughton, Wrexham. With Two reception rooms, this home provides ample space and has two well-proportioned bedrooms. THE PROPERTY IS IN NEED OF MAJOR REFURBISHMENT

One of the standout features of this cottage is the large garden, which presents an excellent opportunity for outdoor enjoyment, gardening, or simply unwinding in a tranquil setting. Additionally, the garage offers valuable storage space or the potential for a workshop.

For your convenience, the property is equipped with gas central heating, ensuring warmth and comfort throughout the colder months. Parking is also available for one vehicle. This Two-bedroom cottage is perfect for those looking to embrace a quieter lifestyle while still being within reach of local amenities and the vibrant community of Wrexham.

- TWO BEDROOM
- SEMI DETACHED COTTAGE
- LARGE GARDEN
- GARAGE
- NO CHAIN





## ACCOMMODATION TO THE GROUND FLOOR

The property is accessed by UPVC Double glazed French doors with matching side windows which lead into Front Porch/ Sun Room.

### ENTRANCE PORCH/ SUN ROOM

With radiator, hardwood stable style door to the kitchen.

### KITCHEN

With a range of wall and base cupboards, worktop surfaces, stainless steel sink unit, UPVC Double glazed window to the front, double panel radiator, door to the dining room.

### DINING ROOM

Archway to the utility room, UPVC Double glazed window with radiator beneath, door to lounge.

### UTILITY ROOM

With oil central heating boiler, storage cupboard.

### LOUNGE

With understairs cupboard, UPVC Double glazed window, staircase rising off to the first floor, UPVC Double glazed window to porch, fireplace with tiled backdrop, door to downstairs bathroom.

### DOWNSTAIRS BATHROOM

Panel enclosed bath, pedestal wash hand basin, low level w.c., two UPVC Double glazed and frosted windows, bidet6, shower cubicle, radiator.

### SUN ROOM

With Double glazed units, tiled floor, door to the rear.

### FIRST FLOOR LANDING

With doors off to the bedrooms.

### BEDROOM ONE

UPVC Double glazed windows to front and rear, radiator.

### BEDROOM TWO

UPVC Double glazed windows to the front and rear, storage cupboard, double panel radiator.

### OUTSIDE

Extensive gardens to front and rear.

## 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.

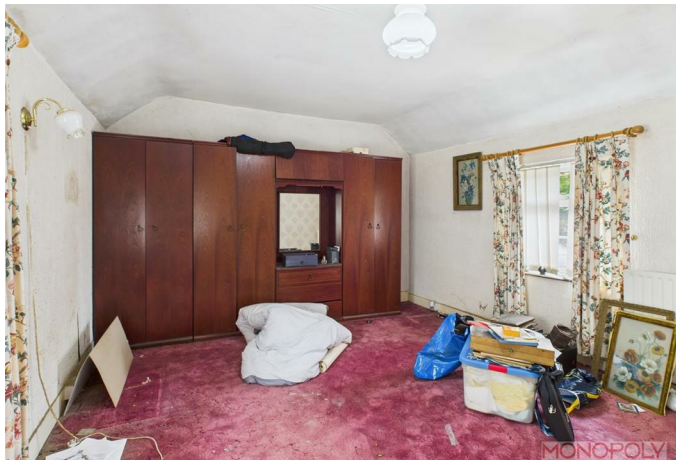
Your home maybe repossessed if you do not keep up repayments on your mortgage

## ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link... This property is not registered for council tax and doesn't show at all on the council website...











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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Future		Current	Future
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>B</b>		
(69-80) <b>C</b>			(55-68) <b>C</b>		
(55-68) <b>D</b>			(39-54) <b>D</b>		
(39-54) <b>E</b>			(21-38) <b>E</b>		
(21-38) <b>F</b>			(11-20) <b>F</b>		
(9-20) <b>G</b>					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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