



## Bury Street, Wrexham LL13 8NS

### £160,000

This three-bedroom terraced house on Bury Street, Wrexham, is conveniently located close to the city centre and local amenities. The property offers a good-sized living area, fitted kitchen, three bedrooms, and a family bathroom. Outside, there is a low-maintenance garden area to the rear. The property is well suited to first-time buyers, small families, or investors looking for a home in a popular residential location with schools, shops, and transport links nearby.

- THREE BEDROOM MID TERRACE
- SPACIOUS LIVING AREA
- DOWNSTAIRS BATHROOM
- REAR COURTYARD GARDEN
- CONVENIENT CITY CENTRE LOCATION
- FITTED KITCHEN
- BASEMENT



## Living Room / Dining Area

UPVC external door, double glazed window to front, radiator, laminate flooring

## Kitchen

Range of wall base and drawer units, stainless steel sink, space for dining table, fridge/freezer, cooker and washer/dryer, tiled flooring, x2 sky lights, UPVC door to rear and door leading to

## Family Bathroom

Three-piece suite bathroom with low-level WC, pedestal wash hand basin and 'P' shaped bath with mains shower over. Tiled walls and flooring, chrome heated towel rail, recessed LED lighting and UPVC double glazed frosted window to the rear

## First Floor Landing

Carpet flooring with doors to

## Bedroom One

Carpet floor, radiator, double glazed window to front

## Bedroom Two

Carpet flooring, radiator, double glazed window to rear

## Bedroom Three

Laminate floor, radiator, double glazed window to rear

## En Suite

Low level WC and pedestal hand wash basin, boiler cupboard

## Cellar

Window

## Outside

Slabbed and concrete courtyard

## Important Information

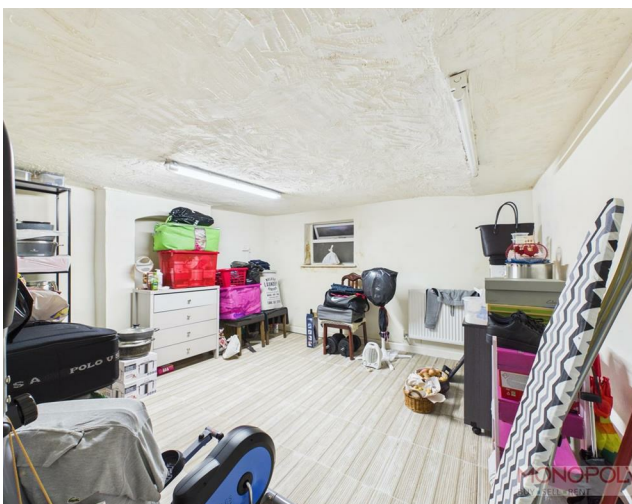
MONEY LAUNDERING REGULATIONS 2003

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.











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			
England & Wales		72	80
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			

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