

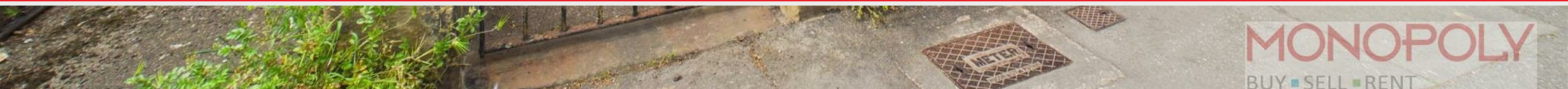


207

Wrexham | LL13 9DY

£118,000

MONOPOLY
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Located on Holt Road, conveniently positioned between Wrexham City Centre and the popular residential areas of Acton and Borras, this two double bedroom end-terraced home is offered for sale with the added benefit of no onward chain. The property would benefit from a scheme of modernisation, presenting an excellent opportunity for buyers to update and add value to suit their own tastes and requirements. In brief, the accommodation comprises an entrance porch, living room opening into the dining room and kitchen to the ground floor. To the first floor, the landing provides access to two double bedrooms and a spacious four-piece bathroom. Externally, the property benefits from a rear courtyard and a useful brick-built store attached to the house. Holt Road is a well-connected location offering excellent access to a range of amenities. Within walking distance are convenience stores, public houses, schools and the popular Acton Park, ideal for leisure walks and outdoor activities. Wrexham City Centre is just a short distance away, providing a wider selection of retail, dining and leisure facilities, while the nearby A483 offers excellent transport links to Chester, Oswestry and the wider North West.

- TWO BEDROOM END TERRACED HOME
- NO ONWARD CHAIN
- SCOPE FOR MODERNISATION
- ENTRANCE PORCH
- TWO RECEPTION ROOMS
- KITCHEN
- FOUR PIECE BATHROOM
- DOUBLE BEDROOMS
- REAR COURTYARD AND STORE
- EXCELLENT LOCATION CLOSE TO AMENITIES



Entrance Porch

Composite door leads into entrance porch with tiled floor, radiator and door into living area.

Living Room

UPVC double glazed window to the front elecVation. Carpet flooring, radiator, ceiling light and opening into dining room.

Dining Room

Gas fire with surround, stairs to first floor, carpet flooring, two radiators, ceiling light, wall lighting, uPVC double glazed window to rear and door into kitchen.

Kitchen

Housing a range of wall, drawer and base units with work surface over. Integrated appliances to include electric oven, gas hob and extractor. Stainless steel sink unit with mixer tap. Wooden laminate flooring, radiator, ceiling light point, external door to courtyard and uPVC double glazed window to the side.

Landing Area

Carpet flooring, access to loft, radiator, ceiling light point, doors to bedrooms and bathroom.

Bedroom One

Two uPVC double glazed windows to the front elevation. Wooden laminate flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear elevation. Housing a range of fitted wardrobes with shelving and rails. Wooden laminate flooring, ceiling light point and panelled radiator.

Bathroom

Four piece bathroom suite with low-level WC, wash hand basin set on vanity storage, panelled bath and enclosed shower cubical. Cupboard housing hot water cylinder, wooden laminate flooring, chrome heated towel rail, ceiling light point, PVC wall panels and uPVC double glazed frosted window to rear.

Outside

To the rear is a courtyard area, with access to a brick built garden store and gate leading to shared pathway. To the boundary are brick walls for added privacy and security.

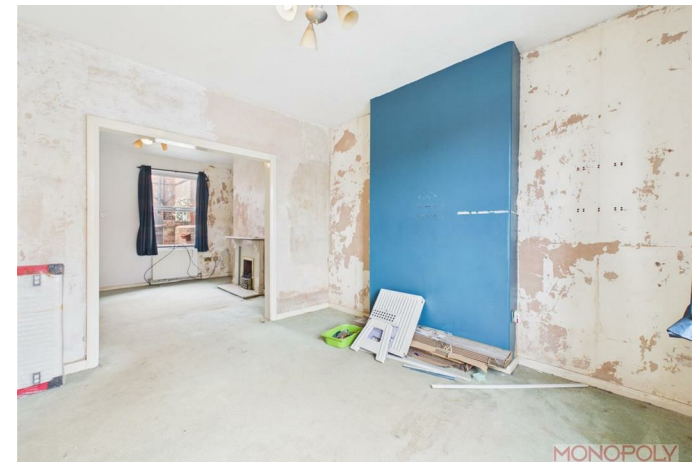
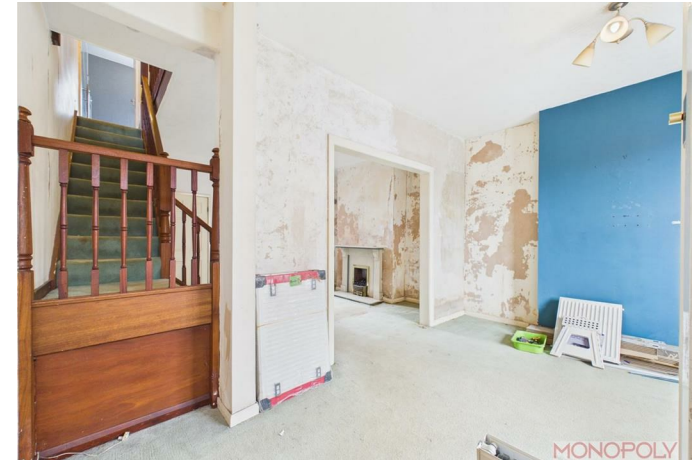
Additional Information

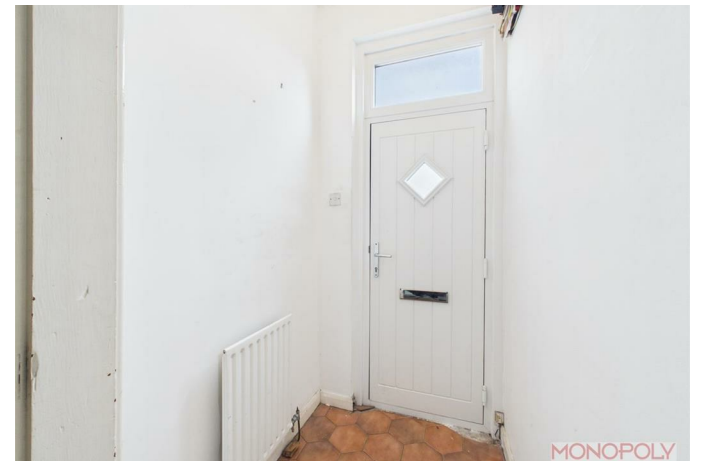
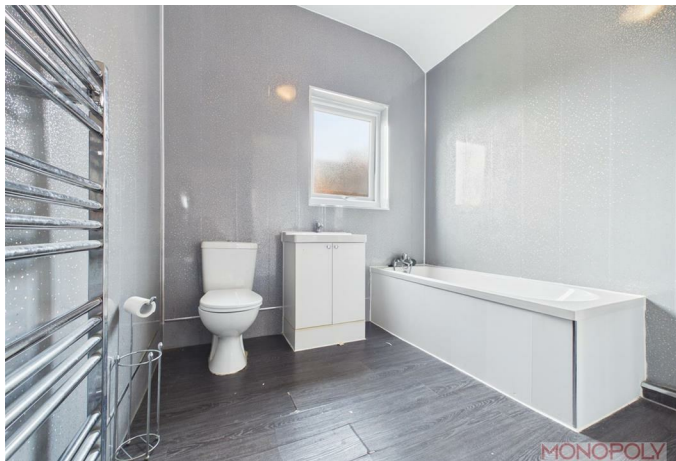
Loft is boarded and accessible. Some re-wiring work has been completed and there is an electric certificate in place which expires in 2027. The windows have been replaced with double glazing along with a composite front door.

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



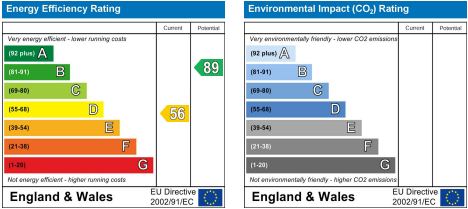


distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some 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.





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