



25

Wrexham | | LL13 9BA

£170,000

MONOPOLY[®]

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Situated within easy reach of Wrexham City Centre is this three bedroom semi-detached home, offered for sale with no onward chain. The property is well presented and perfectly liveable as is, whilst offering excellent scope for modernisation, making it an ideal purchase for first time buyers or investors alike.

In brief, the accommodation comprises an entrance hallway, living room, kitchen/dining room, additional sitting room and an outhouse area with two useful brick-built storage areas and WC. To the first floor, the landing leads to three bedrooms, all benefiting from built-in storage, and a family shower room.

Externally, to the front there is a good sized lawned garden with on-street parking available. The rear garden is generous in size and mainly laid to lawn, offering great potential for landscaping or further improvement. Broxton Road is conveniently located close to a wide range of local amenities including shops, schools, medical centres and leisure facilities, all within easy reach. Excellent transport links are available via the nearby A483, providing access to Chester, Oswestry and further afield.

- THREE BEDROOM SEMI-DETACHED HOME
- NO ONWARD CHAIN
- ENTRANCE HALLWAY, OUTHOUSE AND WC
- LIVING ROOM
- KITCHEN/DINING ROOM
- SITTING ROOM WITH DOORS TO GARDEN
- GENEROUS BEDROOMS
- FAMILY BATHROOM
- GARDENS TO THE FRONT AND REAR
- LOCATED WITHIN WALKING DISTANCE TO WREXHAM CITY CENTRE



Entrance Hallway

UPVC double glazed door into the entrance hallway with uPVC double glazed window to the side. Wooden laminate flooring, under-stairs storage, panelled radiator, ceiling light point, doors to kitchen and living room, stairs to first floor.

Living Room

UPVC double glazed bay window to the front elevation. Alcove for electric fire with surround, wooden laminate flooring, ceiling light point and panelled radiator.

Kitchen/Dining Room

Housing a range of wall, drawer and base units with work surface over incorporating a stainless steel sink unit with mixer tap over. Space for appliances including washing machine, fridge freezer and cooker. Wall mounted combination boiler, vinyl flooring, panelled radiator, ceiling light point, uPVC double glazed window over looking the garden area, door into sitting room and door into outhouse area.

Sitting Room

UPVC double glazed French style doors to the rear garden. Wooden laminate flooring, panelled radiator and ceiling light point.

Outhouse

Door from kitchen leads to sheltered area with doors to front and rear garden areas. Carpet flooring, doors to two brick built storage sheds and a WC.

Downstairs WC

Low-level WC, tiled flooring and window to rear.

Landing Area

UPVC double glazed window to the side elevation. Access to loft, ceiling light point, panelled radiator and wooden laminate flooring.

Bedroom One

Two uPVC double glazed window to the front elevation, built in storage cupboard, wooden laminate flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear elevation, two built in storage cupboards, wooden laminate flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the front elevation. Wooden laminate flooring, ceiling light point and panelled radiator.

Bathroom

Three piece suite comprising low-level WC, wash hand basin and double walk in shower cubical with multi-jet shower plus additional electric shower. Vinyl flooring, extractor, chrome heated towel rail, ceiling light point and uPVC double glazed window to the rear elevation.

Outside

The the front there is a lawned garden area. The rear garden area is generous in size and comprises of lawn with fence panels to the boundary.

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.

Additional Information

The boiler has been changed to a new Worcester boiler 2 years ago and majority of the radiators. The loft has ladder access. Both showers in the bathroom are in working order, with one running on mains and the other on electric. The outhouse, garden store and WC does not have working electric currently. There is planning permission to add a driveway to the front of the property should prospective buyers wish to have parking.



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
 995 ft²
 92.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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MONEY LAUNDERING REGULATIONS 2003

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Energy Efficiency Rating		Current	Future
Very energy efficient - lower running costs	(92-95) A		
(82-91) B			
(69-81) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Future
Very environmentally friendly - lower CO ₂ emissions	(82-95) A		
(69-81) B			
(55-68) C			
(39-54) D			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	





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