



21

Wrexham | LL11 2SR

Offers In Excess Of £220,000

MONOPOLY
BUY ■ SELL ■ RENT

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Nestled in the charming area of Cunliffe Walk, Wrexham, this delightful terraced house presents an excellent opportunity for both first-time buyers and those seeking a cosy home in a sought after area. The property boasts an inviting reception room, and an open plan kitchen/diner perfect for entertaining guests or enjoying quiet evenings at home. A downstairs wc and utility area complete the first floor. With two well-proportioned bedrooms, this home offers ample space for relaxation and rest. The well appointed bathroom is conveniently located, ensuring ease of access for all residents. Additionally, the property includes off road parking on a front drive, a valuable feature in this bustling area. To the rear is a delightful enclosed garden. Cunliffe Walk is situated within a lovely neighbourhood, providing a sense of community while being close to local amenities, schools, and transport links. **VIEWING HIGHLY RECOMMENDED!**

- A SUPERB TWO BEDROOM MID TERRACE PROPERTY
- SOUGHT AFTER GARDEN VILLAGE LOCATION
- COSY LIVING ROOM
- OPEN PLAN KITCHEN/DINER
- UTILITY AREA & DOWNSTAIRS WC
- GENEROUS BATHROOM
- LANDSCAPED ENCLOSED REAR GARDEN
- OFF ROAD PARKING



Entrance Hall

Part glazed entrance door, entrance matting, carpet, stairs to first floor, original door to living room.

Living Room

Feature cast iron fire place with timber surround and slate hearth. Timber parquet flooring, window to front, understairs storage with shelving.

Kitchen/Diner

Fitted range of wall and base units with timber effect worktops, electric hob, single oven, extractor, tiled splashback, inset sink drainer with mixer taps, space and plumbing for washing machine and dishwasher, tiled flooring. French doors to rear garden, original timber door to porch

Side Hall

External door to side, doors to utility area and wc.

Utility

Walk in utility cupboard with space for tumble dryer, worktop and shelving over.

WC

Wc with inset hand wash basin.

First Floor Landing

Carpet, original timber doors to both bedrooms and bathroom.

Bedroom One

Double bedroom with timber effect flooring, built in wardrobe with rails, window to front, inset alcove with shelving.

Bedroom Two

Carpet, two windows to rear.

Bathroom

Panel bath with shower over and shower screen,

hand wash basin, wc, tiled flooring and splashback, frosted window to rear. Linen cupboard.

Outside

Off road parking to front laid with golden gravel, path to front door, gate to shared rear access passage. Door to store room housing the gas boiler, bin storage area, gate to rear garden. A landscaped low maintenance rear garden enclosed with timber fencing. Stone paving, gravel area with planted shrubs, covered timber pergola perfect for alfresco entertaining or for relaxing. Outdoor power and water.

IMPORTANT INFORMATION

*Material Information interactive report available in brochure section. *

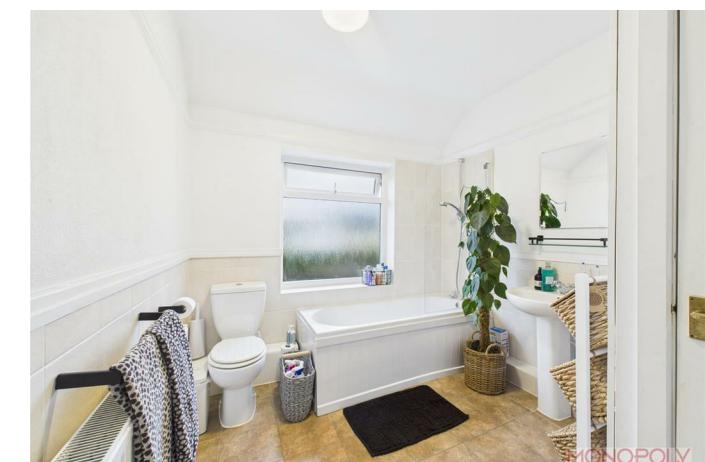
MONEY LAUNDERING REGULATIONS 2003

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 01978 800186 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





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	Current	Proven
Very energy efficient - lower running costs		
(B2 plus) A	B	
(B1-01) B	C	
(B9-00) C	D	
(S5-00) D	E	
(S9-04) E	F	
(Z1-00) F	G	
(H1-00) G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

	Current	Proven
Very environmentally friendly - lower CO ₂ emissions		
(B2 plus) A	B	
(B1-01) B	C	
(B9-00) C	D	
(S5-00) D	E	
(S9-04) E	F	
(Z1-00) F	G	
(H1-00) G		

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC



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