



3

Wrexham | | LL13 7HF

£250,000

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Located in the charming area of Tudor Road, Wrexham, this delightful semi-detached house offers significant potential to create a superb spacious home. With three spacious reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned living areas are ideal for family gatherings or quiet evenings at home. The house boasts three inviting bedrooms and a study/dressing room, The family bathroom is also located on the first floor.

One of the standout features of this property is the generous parking space, accommodating up to three vehicles on a front drive and in the garage. This is a significant advantage in today's busy world, providing ease and accessibility for residents and guests alike. To the rear is an enclosed garden. Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families or anyone seeking a vibrant community. With its appealing layout and practical features, this semi-detached house on Tudor Road is a wonderful opportunity for those looking to settle in Wrexham. Don't miss the chance to make this charming property your new home.

- A THREE BEDROOM SEMI DETACHED PERIOD HOUSE
- THREE RECEPTION ROOMS
- KITCHEN
- DOWNSTAIRS WC
- GARAGE & OFF ROAD PARKING
- STUDY/DRESSING ROOM
- FAMILY BATHROOM
- POTENTIAL FOR IMPROVEMENT
- REAR GARDEN
- NO CHAIN!



## Internal Accommodation

### Entrance Hall

Timber entrance door, carpet with original tiled flooring underneath, stairs rising to first floor, understairs storage cupboard, doors to living room and dining room.

### Living Room

Bay window to front, parquet flooring, fireplace open plan into family room.

### Family Room

Continuation of the parquet flooring, patio doors to rear garden, door to dining room.

### Dining Room

Laminate flooring, window to side, opening to kitchen.

### Kitchen

Fitted range of wall and base units, complementary worktops, stainless sink drainer, mixer tap, gas hob, oven and grill, fridge, window to side, patio doors to rear, tiled splash back, door to rear hall.

### Rear Hall

Upvc external door l, doors to kitchen, wc and garage.

### Wc

With toilet and window to rear.

### First Floor Landing

Carpet, windows to side, doors to bedrooms and bathroom.

### Bedroom One

Carpet, generous bay window to front with window

seat, built in wardrobe.

### Bedroom Two

Carpet, window to rear, built in wardrobes.

### Bedroom Three

Carpet, window to rear, built in and fitted wardrobes.

### Bathroom

Panel bath, hand wash basin, wc, shower enclosure, window to side, tile effect flooring, tiled walls.

### Study/ dressing room

Carpet, built in storage cupboards, window to front.

## Outside

Concrete front drive leading to the garage, path to front door. hedge to side, fence to rear.

Rear garden with patio lawn ,fruit trees

Garage - Garolla vehicle door, pedestrian door to rear, door into rear hall. Power and lighting.

## IMPORTANT INFORMATION

\*Material Information interactive report available in video tour and brochure sections. \*

## 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



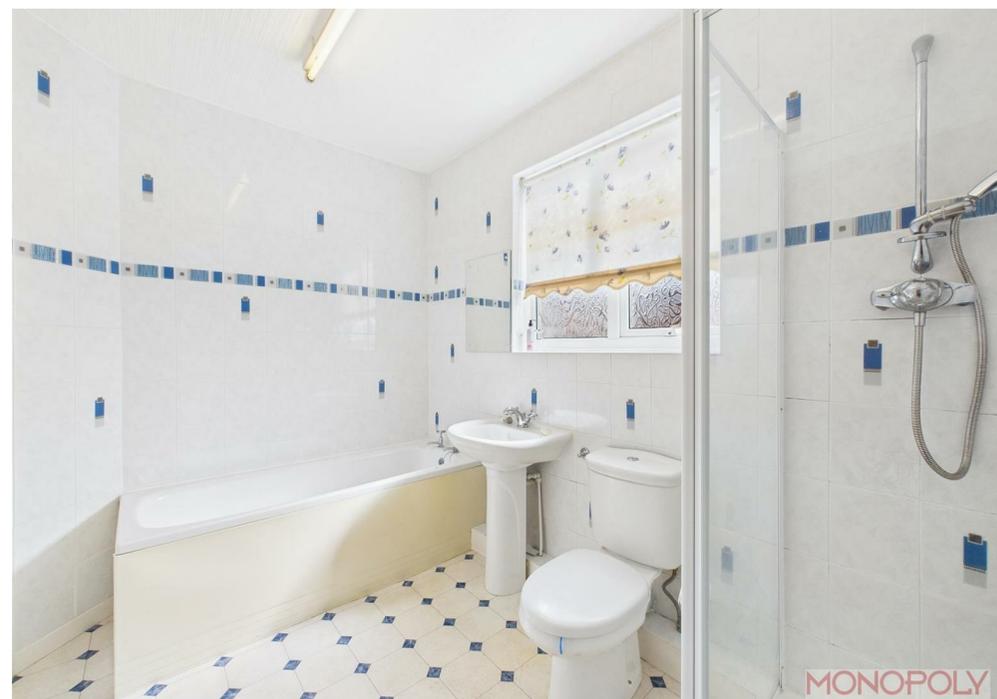


Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling 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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Ground Floor

Approximate total area<sup>(1)</sup>  
 1541 ft<sup>2</sup>  
 143 m<sup>2</sup>

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Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

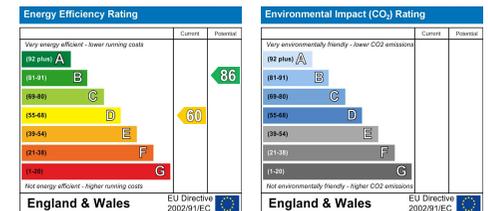
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