



143

Wrexham | | LL13 8YG

£150,000

**MONOPOLY**  
BUY ■ SELL ■ RENT



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# I43

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"VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED TO OFFER FOR SALE this SPACIOUS Three Bedroom End Terraced house with Good sized gardens to front, side and rear.

The property comprises of; Entrance Hall, Lounge, Kitchen/Dining Room, Utility Room, storage room to the Ground Floor and to the First floor Three Bedrooms and Family Bathroom. The property benefits from Gas central heating and UPVC Double glazing.

There are well proportioned gardens to the front side and rear.

The property benefits from being only a mile or so from Wrexham town centre and with easy access to the A483.

- THREE BEDROOM
- END TERRACED HOUSE
- CORNER PLOT
- GAS CENTRAL HEATING
- MOSTLY UPVC DOUBLE GLAZING
- UTILITY ROOM
- STORAGE ROOM





## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a composite double glazed door which gives access to the Entrance Hallway.

### ENTRANCE HALLWAY

With two UPVC Double glazed windows to the front, single panel radiator, staircase rising off to the first floor accommodation, doors off to the lounge and door to Kitchen/Diner.

### LOUNGE

19'0" x 11'5" (5.797m x 3.492m)

Dual aspect room, with UPVC Double glazed windows to front and rear, recessed fireplace with Log Burner inset on a tiled hearth.

### KITCHEN/ DINING ROOM

19'0" x 10'11" (5.805m x 3.340m)

Dual Aspect room comprising of a range of wall and base cupboards with complementary worktop surfaces, incorporating stainless steel sink unit with mixer tap, space for cooker, space for fridge/freezer, understairs storage cupboard, laminate flooring, UPVC Double glazed window to the Utility room, UPVC Double glazed door to the utility room, UPVC Double glazed window to the front, double panel radiator.

### UTILITY ROOM/ REAR PORCH

With plumbing for washing machine, worktop surfaces with cupboards beneath, door to storage room, windows and glass panelled door to the rear garden.

### STORAGE ROOM

With UPVC Double glazed and frosted window to the rear, laminate flooring and shelving

### FIRST FLOOR LANDING

With access to the loft space, single panel radiator, doors off to bedrooms and bathroom.

### BEDROOM ONE

11'8" x 11'5" (3.564m x 3.493m)

UPVC Double glazed window to the front with double panel radiator beneath.

### BEDROOM TWO

14'7" x 7'8" (4.470m x 2.341m)

UPVC Double glazed window to the front with radiator beneath, built in storage cupboard

### BEDROOM THREE

9'2" x 7'0" (2.806m x 2.148m)

UPVC Double glazed window to the rear, single panel radiator beneath.

### FAMILY BATHROOM

Panel enclosed bath with shower over, low level w.c., pedestal wash hand basin, UPVC Double glazed frosted window to the rear, Chrome ladder style radiator/ towel rail, spotlights to the ceiling, Cupboard housing gas central heating boiler, extractor fan, fully tiled walls.

## OUTSIDE TO THE FRONT

Gated access to the front with pathway to the front door. The garden is laid to lawn and extends to the left hand side where there is a large garden area and which extends to the rear garden. Parking is on street to the back of the house.

## OUTSIDE TO THE REAR

Hardstanding area leading to a paved sitting area with mature hedge to the boundary and there is a garden shed.

## 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.

## 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 PETE on 07907 419605 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.

## ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.







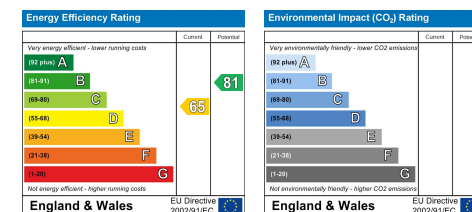


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