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|| LL13 7BB

Offers In Excess Of £140,000

MONOPOLY
BUY ■ SELL ■ RENT

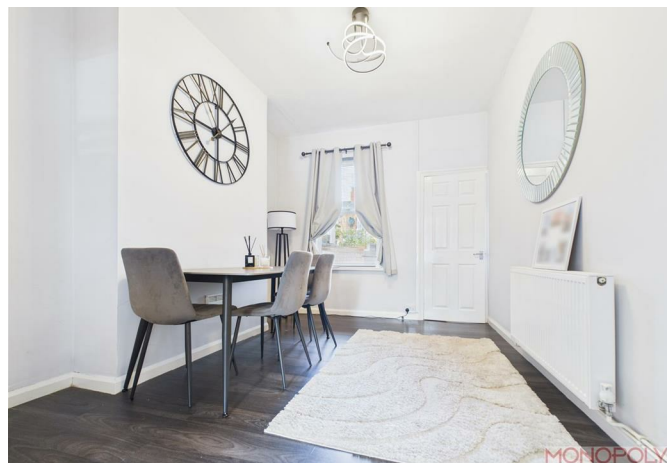
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NO CHAIN!! Situated within walking distance of Wrexham City Centre is this beautifully presented two-bedroom terraced home - an ideal purchase for first-time buyers or investors alike. In brief, the property comprises an entrance hall, open-plan living and dining room, a well-appointed kitchen with understairs storage, and a useful utility area. To the first floor, there are two double bedrooms and a stylish modern bathroom. Externally, the property benefits from a driveway providing off-road parking to the front. To the rear, there is an attractive, low-maintenance courtyard garden laid with decorative stone, featuring a sheltered storage area and a timber gate leading to a further enclosed courtyard - perfect for outdoor seating or entertaining. Saxon Street is a popular and convenient location just a short walk from Wrexham City Centre, offering a wealth of amenities including shops, cafés, schools, and local pubs. The beautiful Erddig National Trust Park is also nearby, providing easy access to scenic countryside walks and outdoor leisure spaces. Excellent transport links via the A483 offer quick connections to Chester, Mold, and Oswestry, making this an ideal location for commuters. A superbly located home offering comfort, convenience, and charm - early viewing is highly recommended.

- TWO BEDROOM TERRACED HOME
- NO CHAIN
- LIVING ROOM
- DINING ROOM
- KITCHEN WITH UNDER STAIRS STORAGE
- UTILITY
- DOUBLE BEDROOMS
- MODERN BATHROOM
- DRIVEWAY AND COURTYARDS
- WALKING DISTANCE TO CITY CENTRE



Entrance Hall

UPVC double glazed door leading into entrance hall. Wooden laminate flooring, ceiling light point, panelled radiator, stairs to first floor and door into dining/lounge.

Living Room

UPVC double glazed window to the front elevation with blinds. Wall mounted electric fire, wooden laminate flooring, ceiling light point, radiator and opening into dining room.

Dining Room

UPVC double glazed window to the rear elevation with blinds. Wooden laminate flooring, ceiling light point, radiator and door into kitchen.

Kitchen

Modern kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include electric oven, gas hob, and extractor hood. Space for under-cabinet fridge and washing machine. 1.5 stainless steel sink unit with mixer tap over. Wall mounted combination boiler, cupboard housing electric box and meters, under stairs storage area, vinyl flooring, ceiling light point, extractor fan and door into utility.

Utility

Wall units and work surface with space for tumble dryer and freezer, vinyl flooring, ceiling light point, uPVC double glazed door leading outside.

Landing Area

Access to loft space, carpet flooring, ceiling light point, doors to bedrooms and bathroom.

Bedroom One

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

Bedroom Two

UPVC double glazed window to the rear elevation, carpet flooring, ceiling light point and panelled radiator.

Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with electric shower over. Extractor fan, ceiling light point, vinyl flooring, part tiled walls, storage cupboard with shelving and uPVC double glazed frosted window to the rear.

Outside

To the front there is a driveway with off-road parking for one vehicle. To the rear there is a decorative stone courtyard area with a lean-to storage area. A timber gate leads over a right of way path to a further decorative stone area bound by fencing.

Additional Information

The boiler is combination, is located in the kitchen and has been serviced recently.

Important Information

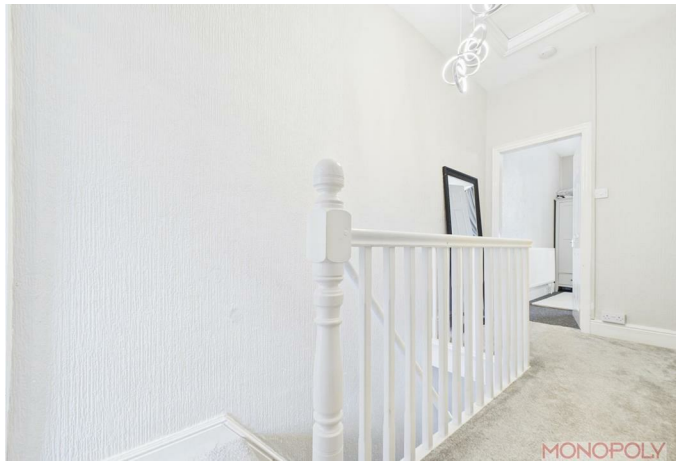
MONEY LAUNDERING REGULATIONS 2003

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.



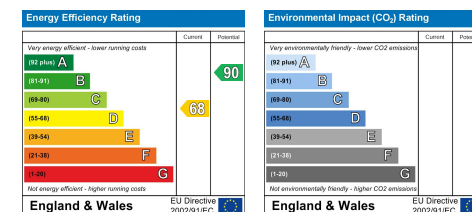


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