



|

Wrexham | LL11 2NB

£159,950

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Situated within walking distance of Wrexham city centre in Rhosddu, this deceptively spacious two double bedroom end-terrace home is offered for sale with the added benefit of no onward chain. The accommodation briefly comprises an entrance hallway, a generous living room, a separate dining room and a kitchen/breakfast room, providing ample and versatile living space to the ground floor. To the first floor, the landing leads to two well-proportioned double bedrooms and a family bathroom, with the principal bedroom benefiting from a spacious ensuite. Externally, the property features enclosed courtyard areas to both the front and rear, with gated access to the rear. Prices Lane is ideally positioned for easy access to Wrexham city centre, offering a wide range of shops, restaurants, leisure facilities and transport links. The neighbouring areas of Acton and Garden Village are also close by, providing additional schools, parks and local amenities. Excellent road connections are available via the A483, offering convenient access to Chester, Oswestry and further afield.

- TWO DOUBLE BEDROOM END-TERRACE HOME
- WALKING DISTANCE TO WREXHAM CITY CENTRE
- ENTRANCE HALLWAY
- TWO SPACIOUS RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- PRINCIPAL BEDROOM WITH FOUR-PIECE EN-SUITE
- ADDITIONAL DOUBLE BEDROOM
- FAMILY BATHROOM
- FRONT AND REAR YARDS
- NO ONWARD CHAIN



## Hallway

Hardwood door leads to entrance hallway with vinyl flooring, stairs off to the first floor, ceiling light point, panelled radiator, doors to living room and dining room.

## Living Room

UPVC double glazed bay window to the front elevation. Carpet flooring, tiled feature alcove with wooden beam, panelled radiator and two ceiling light points.

## Sitting Room/Dining Room

Spacious dining room with uPVC double glazed bay window to the front elevation. Part-carpet/part vinyl flooring, ceiling light point, under-stairs storage cupboard, panelled radiator and door into kitchen.

## Kitchen

Housing a range of wall, drawer and base units with work surface over and built in breakfast bar area. Inset stainless steel sink and drainer, built in electric oven, four- ring electric hob, extractor fan, part tiled walls, vinyl flooring, space for a fridge/freezer, plumbing for a washing machine, uPVC double glazed window to the front elevation, wall mounted 'Worcester' gas combination boiler, ceiling light point, panelled radiator and hardwood door off to the rear yard.

## Landing Area

Carpet flooring, ceiling light point, doors to bedrooms and bathroom.

## Bedroom

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point, panelled radiator and door into en-suite.

## En-suite Bathroom

A spacious bathroom fitted with a four-piece suite comprising of a low level WC, pedestal wash hand basin, panelled bath and mains corner shower cubicle. Part tiled walls, tile effect cushioned flooring, ceiling light point, panelled radiator and uPVC double glazed frosted window to the front.

## Bedroom Two

UPVC double glazed window to the front, built in storage cupboard with shelving, carpeted flooring, panelled radiator and ceiling light point.

## Bathroom

Fitted with a four-piece suite comprising of a low level WC, pedestal wash hand basin, panelled bath, fully tiled shower cubicle, vinyl flooring, ceiling light point, access to loft, panelled radiator and uPVC double glazed frosted window to the front elevation.

## Outside

To the front there is a walled garden area and path leading to the entrance. To the rear is a concrete courtyard area with a timber gate allowing access to the back of the property.

## Important Information

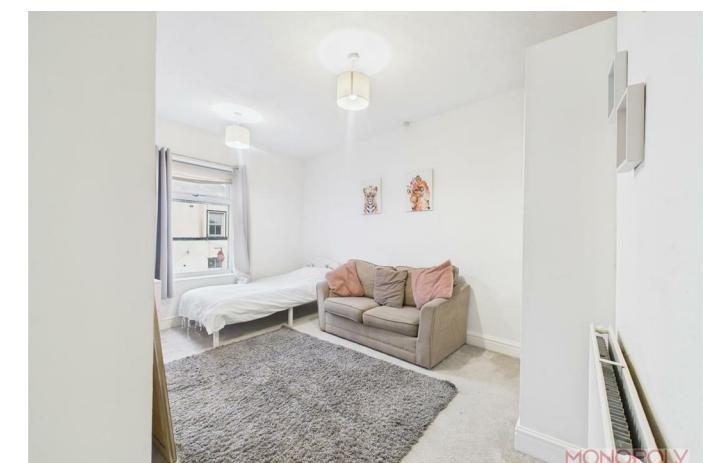
### MONEY LAUNDERING REGULATIONS 2003

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



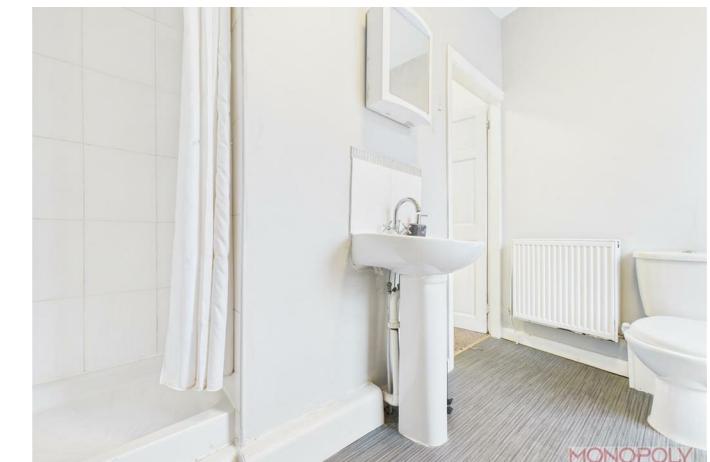


Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Provision
Very energy efficient - lower running costs			
(B2 plus) A			
(B1-91) B			
(B1-91) C			
(B9-60) D			
(B1-60) E			
(B1-54) F			
(B1-09) G			
Not energy efficient - higher running costs			
		83	
		61	
		54	
		54	
		79	
		79	
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			

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