



Lorne Street, Wrexham LL11 2LR

£800

Available immediately for rent is this two bedroom terraced home situated on Lorne Street within walking distance to Wrexham City Centre. In brief the property comprises of an entrance porch, hallway, living room, dining room, and kitchen to the ground floor along with a lower ground floor storage cellar. The landing area leads to two double bedrooms and bathroom. There is ample on-street parking, chester bus route is just a short walk away and there is a rear courtyard area.

- FOR RENT - TWO DOUBLE BEDROOM TERRACED HOME
- TWO RECEPTION ROOMS
- MODERN BATHROOM
- ON-STREET PARKING
- WALKING DISTANCE TO WREXHAM CENTRE
- KITCHEN
- REAR COURTYARD



Entrance Porch/Hall

UPVC double glazed door leads into entrance porch area with ceiling light point and door into hall area with panelled radiator, additional ceiling light point, stairs to first floor, doors into living and dining room.

Living Room

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

Dining Room

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

Kitchen

Housing a range of wall, drawer and base units with worktop over. Integrated oven, four ring electric hob with extractor over. 1.5 stainless steel sink unit, tiled splash back tiles, carpet tiled flooring, uPVC double glazed window to the side and uPVC double glazed door to rear courtyard.

Cellar

Door from kitchen with steps leading down to storage cellar, housing electric box and meters.

Landing Area

Multi-level landing with carpet flooring, doors off to bedrooms, ceiling light point and access to loft.

Bedroom One

Two uPVC double glazed windows to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

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

Bathroom

Three piece suite comprising a low level WC bath with shower, pedestal hand wash basin, radiator, storage cupboard, ceiling light point, tiled walls and flooring and uPVC frosted window to the rear.

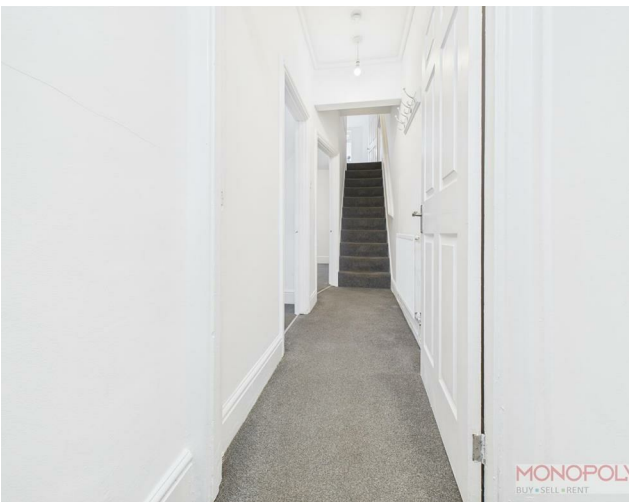
Outside

To the rear, there is a decked courtyard area with artificial grass and access to an outside WC/store. There is a wrought iron gate leading to a shared pathway.

Important Information

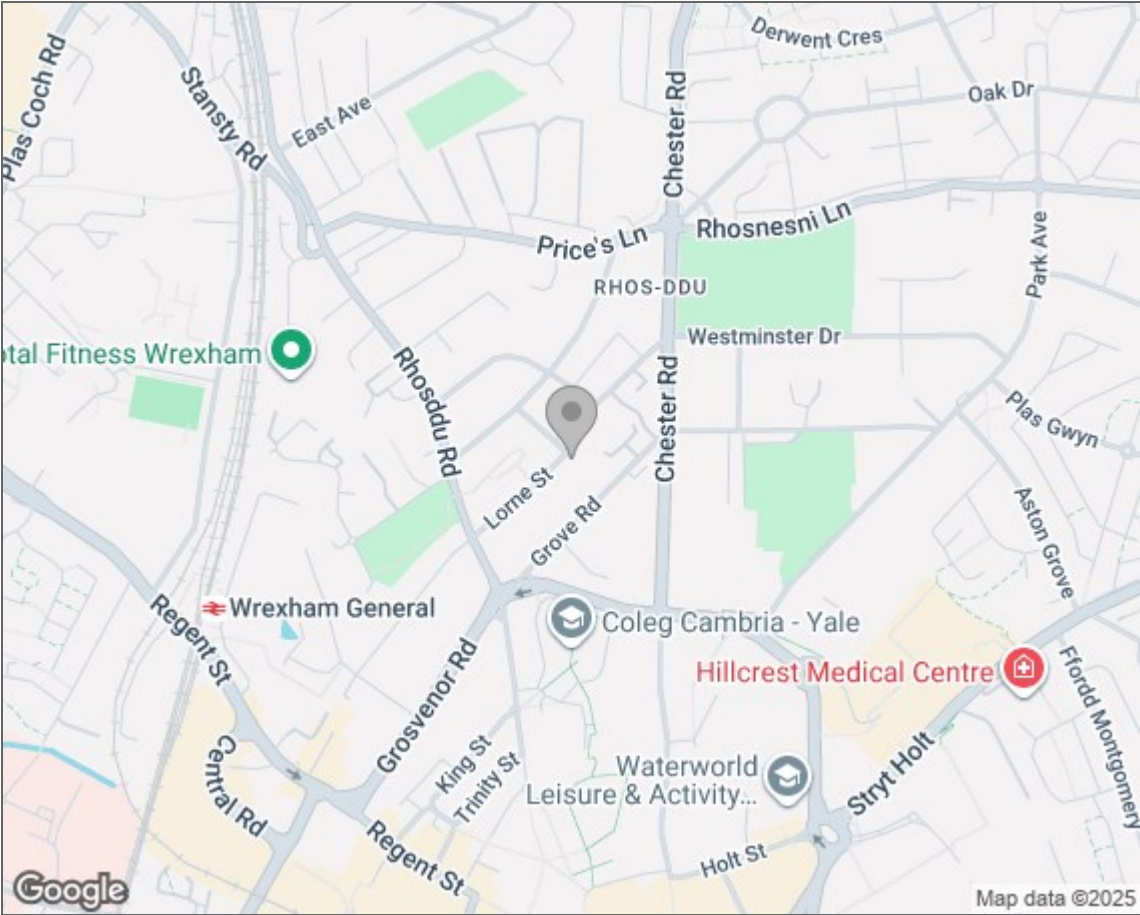
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.











Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		89	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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.

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