



Woodland Grove, Summerhill LL11 4TT

£120,000

Located on Woodland Grove, Summerhill, Wrexham, this two bedroom end terrace house presents an excellent opportunity for those seeking a property with potential for improvement. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra space. Upon entering, you are welcomed into an entrance hall, two reception rooms, kitchen. To the first floor are two bedrooms and a bathroom with dressing area beyond. The location of this home is particularly appealing, offering a peaceful residential setting while still being conveniently close to local amenities and transport links.

- TWO BEDROOM END TERRACE HOUSE
- TWO RECEPTIONS ROOMS
- FIRST FLOOR BATHROOM
- POTENTIAL FOR IMPROVEMENT
- KITCHEN
- GARDENS TO FRONT & REAR



Internal Accommodation

Entrance hall - timber front door, carpet, window to side, doors to both reception rooms, stairs rising to first floor.

Reception room one - carpet, window to front, tiled open fireplace.

Reception room two - carpet, fireplace with timber lintel over, window to rear, doors to understairs cupboard and kitchen.

Kitchen - Fitted range of wall and base units complementary worktops sink drainer mixer tap space and plumbing for washing machine windows to side and rear log burner external door to side tiled floor

First floor landing - carpet, doors to bedrooms and bathroom, window to side.

Bedroom one - spacious double bedroom with two windows to front with far reaching views, carpet, fireplace.

Bedroom two - carpet, window to rear.

Bathroom - with hand wash basin, wc, panel bath with shower over, timber flooring, window to side, storage cupboard, door to dressing area/store room.

Dressing area/ store room - window to rear, timber flooring.

Outside

Rear Courtyard with path to bin access

Shared front entrance gate with path to front door. The area to the front would benefit from landscaping and has previous been used as a parking area access via an unadopted track.

Additional Information

Timber framed single glazed windows, no central heating.

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



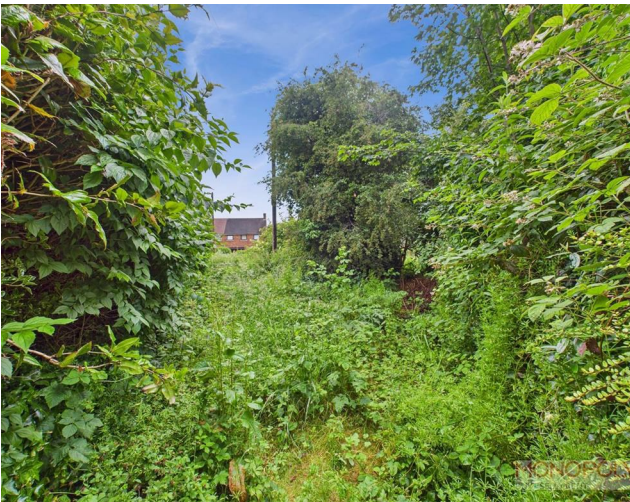
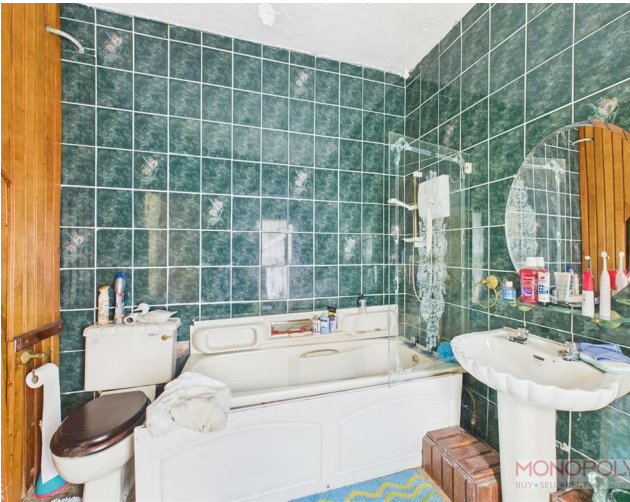
a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

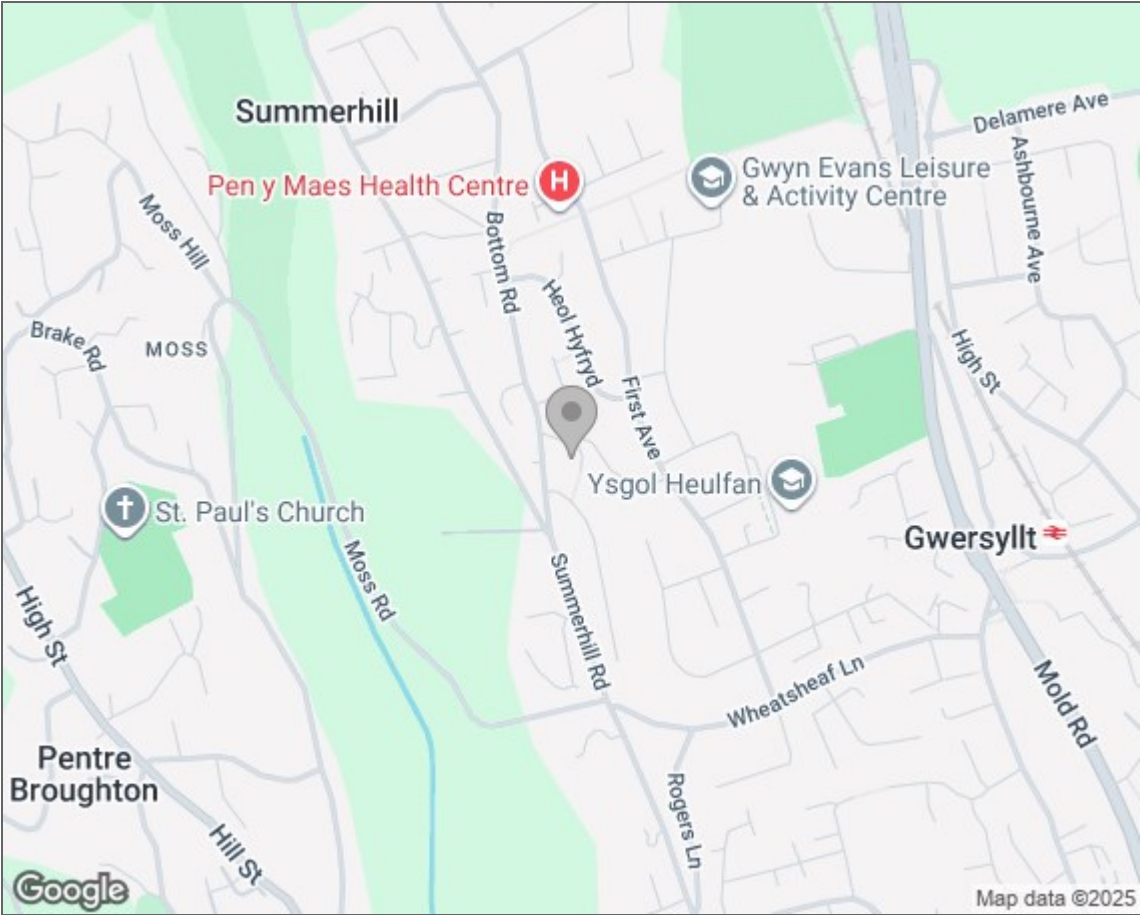
Your home maybe repossessed if you do not keep up repayments on your mortgage











Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	3
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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.

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

