



## Francis Road, Wrexham LL11 6EH

### £1,200 Per Month

Located in Moss, Wrexham is a modern and well presented 3-bedroom semi-detached home. The property features a spacious lounge, a stylish contemporary kitchen with integrated fridge freezer and dishwasher, and stunning elevated views across the surrounding area. The property comprises of three well sized bedrooms, one with ensuite and a study room also. Outside, the low-maintenance rear garden provides an ideal space to relax, while the garage with electric door and two private parking spaces add excellent convenience. Situated in a quiet residential location close to local amenities, schools and transport links, this is a fantastic opportunity to enjoy comfortable modern living in a sought-after setting.

- SPACIOUS 3-BEDROOM PROPERTY
- 2 OFF ROAD PARKING SPACES
- KITCHEN WITH INTEGRATED FRIDGE/FREEZER & DISHWASHER
- LOW MAINTENANCE STONE PAVED GARDEN
- CLOSE TO LOCAL AMENITIES
- ELECTRIC DOOR GARAGE
- BEAUTIFUL VIEWS TO THE REAR
- STUDY ROOM/OFFICE
- COUNCIL TAX E
- VIEWINGS HIGHLY RECOMMENDED



## HALLWAY

Entrance leading to ground floor toilet, open plan kitchen dining room and stairs leading to the lower ground floor.

## KITCHEN/DINING ROOM

Open plan kitchen and dining room, modern fitted kitchen with ample storage, integrated fridge/freezer, dishwasher and large dining room space with open views over Moss Valley. Entrance leading to utility.

## UTILITY

Utility space with storage, worktop, boiler and space for washing machine - access to the rear of the garage.

## GARAGE

Ample sized single garage to the front of the property with electric door and access at the back to the utility and house.

## WC

Ground floor toilet and sink via the entrance hallway.

## LOWER GROUND FLOOR

Carpeted stairs leading to the lower ground floor with access to the lounge, bedroom 1 and family bathroom.

## BEDROOM 1

double bedroom, carpeted floor and doubled glazed windows.

## LOUNGE

Spacious wood effect flooring lounge with electric feature fire, French patio doors looking onto the Moss Valley.

## FAMILY BATHROOM

Well sized family bathroom with toilet, sink basin and bath.

## SECOND LOWER GROUND FLOOR

Carpeted stairs leading to the bottom floor, with access to the master bedroom, bedroom 2, study room and doors to the garden

## BEDROOM 2

Double bedroom, carpeted flooring and double glazed windows.

## MASTER BEDROOM

Very spacious master bedroom, carpeted flooring, en-suite comprising of wet room style shower, bath, toilet and sink basin.

## STUDY ROOM/OFFICE

Well sized study room/office with carpeted flooring

## GARDEN

Three tier stone paved low maintenance garden, with views onto the Moss Valley and wooden patio to the corner - access via stairs from the bottom floor.

## PARKING

2 off road parking spaces to the front of the property.

## ADDITIONAL 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



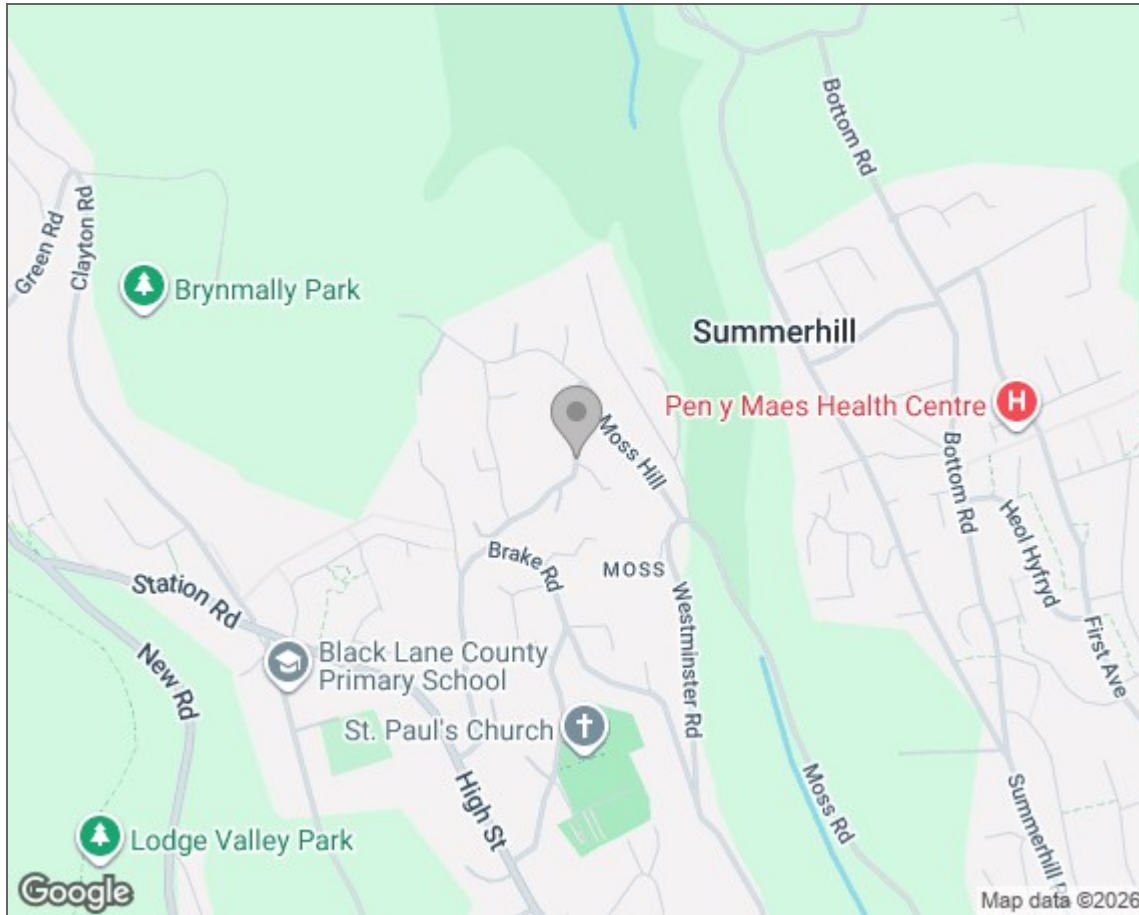
verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact 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.











Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>87</b>
		<b>76</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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