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Wrexham | LL12 8EW

Offers In The Region Of £165,000

MONOPOLY
BUY ■ SELL ■ RENT

33

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"VIEWING HIGHLY RECOMMENDED"

A fantastic opportunity to purchase this Two Bedroom Semi Detached Property which is in need of modernisation and which is situated in the DESIRABLE village of Gresford.

The property benefits from Gas Central Heating, and Large rear garden.

In brief the property comprises of: Entrance Hallway, Lounge, Kitchen/ Dining Room, Downstairs w.c., and on the first floor Two Bedrooms and Family Bathroom. Outside there is an EXTENSIVE rear garden.

The desirable village of Gresford has a wealth of local amenities close to hand including schools, shops, pub/restaurants and excellent bus routes and road access to Wrexham, Chester and the A483.

- TWO BEDROOM
- SEMI DETACHED HOUSE
- SOUGHT AFTER LOCATION
- IN NEED OF MODERNISATION
- EXTENSIVE GARDEN TO THE REAR
- GARAGE
- DRIVEWAY TO THE FRONT WITH OFF ROAD PARKING
- GAS CENTRAL HEATING



ACCOMMODATION TO GROUND FLOOR

Hardwood front door giving access to the Entrance hall

ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, door to the lounge, radiator.

LOUNGE

16'1" x 11'4" (4.918m x 3.462m)

Double glazed window to the front with radiator beneath, fireplace with gas fire inset, UPVC Double glazed sliding patio doors opening to the rear garden, door to the kitchen

DOWNSTAIRS W.C.

With low level w.c., tiled floor, storage cupboard, double glazed and frosted window to the rear.

REAR HALLWAY

With radiator, concertina door to the w.c. UPVC Double glazed door to the rear.

KITCHEN/ DINING ROOM

14'0" x 12'11" (4.283m x 3.956m)

Comprising of wall and base cupboards, with complementary worktop surfaces, stainless steel sink unit with mixer tap, plumbing for washing machine, space for cooker, double glazed windows to the front and rear, extractor hood, tiled floor, understairs storage, radiator, door to the rear hallway.

FIRST FLOOR LANDING

Double glazed window to the rear, radiator.

BEDROOM ONE

12'11" x 11'1" (3.962m x 3.383m)

Dual aspect double glazed windows to the front and rear, built in wardrobe, cupboard housing gas central heating boiler.

BEDROOM TWO

10'6" x 8'4" (3.202m x 2.543m)

Double glazed window to the front, radiator.

SHOWER ROOM

Double sized shower cubicle, low level w.c., wash hand basin, radiator, UPVC Double glazed and frosted window to the side, double glazed window to the rear

OUTSIDE TO THE FRONT

Driveway to the front, with off road parking for two to

three vehicles and leading to the garage at the rear with up and over door.

OUTSIDE TO THE REAR

Extensive garden to the rear, with an array of mature bushes, plants and shrubs. There is also a garden shed and greenhouse.

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.

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 PETE on 07907 419605 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







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Energy Efficiency Rating		Current	Provisional
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(70-80) C			
(55-69) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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

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