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Wrexham || LL11 2HY

£128,000

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## Wrexham | | L11 2HY

Situated within walking distance of Wrexham City Centre is this two double bedroom semi-detached home, offered for sale with the added benefit of no onward chain. An ideal purchase for first-time buyers or investors, the property provides well-proportioned accommodation throughout and benefits from a recently replaced gas combination boiler, installed approximately two years ago. In brief, the accommodation comprises a spacious living room, kitchen, rear hallway and bathroom to the ground floor. To the first floor, the landing leads to two generous double bedrooms. Externally, the property benefits from a private courtyard area, with access to a communal lawned garden, providing a pleasant outdoor space. West Street enjoys a highly convenient location close to Wrexham City Centre, where a wealth of amenities can be found within walking distance, including shops, supermarkets, schools, medical centres, eateries and leisure facilities. The property also benefits from excellent public transport links, with Wrexham General and Central train stations nearby, along with easy access to the A483 for commuting to Chester, Oswestry and further afield.

- TWO BEDROOM SEMI-DETACHED
- SPACIOUS LIVING ROOM
- KITCHEN
- REAR HALLWAY
- BATHROOM
- DOUBLE BEDROOMS
- REAR COURTYARD AND ACCESS TO COMMUNAL GARDEN
- NO ONWARD CHAIN
- CLOSE TO WREXHAM CITY CENTRE
- EXCELLENT TRANSPORT LINKS



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed front door, which gives access to the Lounge

### LOUNGE

With UPVC Double glazed window to the front with radiator beneath, newly carpeted

### KITCHEN/DINER

Housing a range of wall, drawer and base units with work surface over. Stainless steel sink unit with mixer tap. Space for appliances, Herringbone style flooring, ceiling light point and uPVC double glazed window to the rear.

### REAR HALLWAY

Door leading to rear courtyard

### BATHROOM

Three piece suite comprising low-level WC, wash hand pedestal and panelled bath with electric shower over. Ceiling light point and uPVC double glazed window to rear.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

UPVC double glazed window. carpeted flooring, ceiling light point and radiator.

### BEDROOM TWO

UPVC double glazed window, storage cupboard ceiling light point, carpeted flooring and radiator.

### OUTSIDE

To the rear there is a private courtyard area and access to a communal garden area with lawned garden and established shrubberies.

## 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.

### ADDITIONAL INFORMATION

The property has been rented out and therefore has a gas safety certificate. The boiler was replaced 2 years ago.





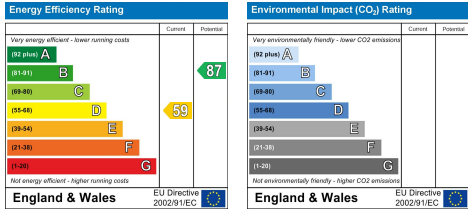




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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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