



53

Wrexham | | LL13 7EB

£230,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

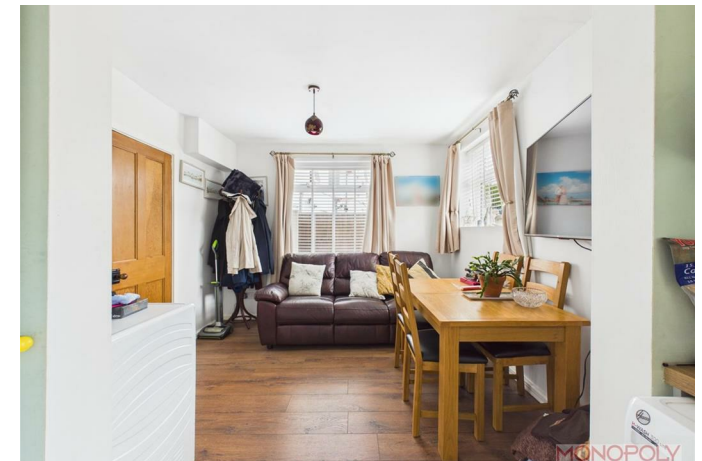
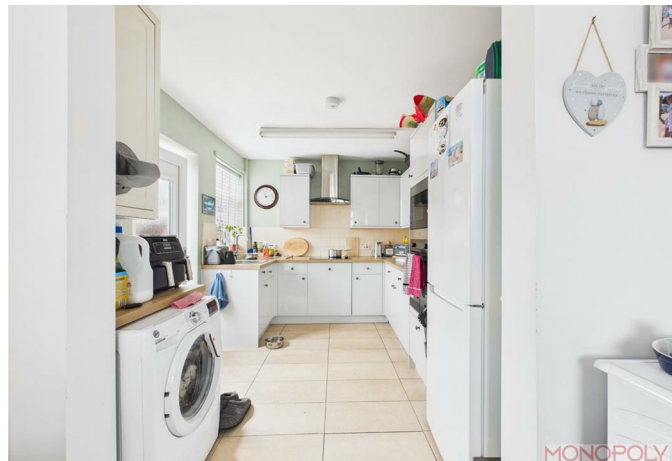
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A well presented three-bedroom semi-detached property situated on Percy Road, Wrexham. The accommodation includes a living room, kitchen/diner, bathroom and three well-proportioned bedrooms, making it suitable for families, first-time buyers or investors. The property also benefits from off-road parking for one vehicle, garden to front and rear and is conveniently located for local amenities, schools and transport links. Offering well-balanced accommodation and scope for personalisation, this property presents an opportunity for buyers looking to establish themselves in a popular residential area.

- WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY
- KITCHEN / DINING ROOM
- WALKING DISTANCE TO WREXHAM TOWN CENTRE
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- UPVC DOUBLE GLAZING
- GARDEN SHED/ WORKSHOP



Entrance Hall

UPVC door, laminate flooring, radiator, stairs to first floor, doors to

Living Room

Marble effect fireplace, double glazed window to front, radiator, carpet flooring

Kitchen/Diner

Range of wall base and drawer units, integrated oven and hob with extractor fan over, space for fridge/freezer and washing machine, two double glazed windows to the rear, double glazed window to the side, UPVC door to rear garden

Downstairs W.C

Low level W.C, double glazed frosted window to side

First Floor Landing

Double glazed window to side, carpet flooring, doors to

Bedroom One

Double glazed window to front, built in wardrobe, radiator, carpet flooring

Bedroom Two

Double glazed window to rear, radiator, carpet flooring

Bedroom Three

Double glazed window to rear, radiator, carpet flooring

Bathroom

Walk in shower cubicle, low level W.C, wash hand basin, built in cupboard, double glazed window to rear

Outside

The front is accessed via a gate, stairs up to front garden, well maintained lawns either side of concrete path leading to front door, gated access to the rear garden.

Rear garden is a brick paved patio, there is a wooden shed/ workshop and a gate to the back of the garden leading to brick paved driveway

Important Information

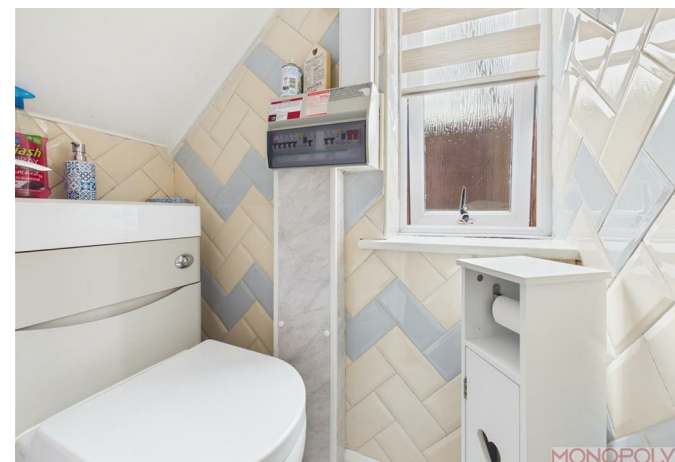
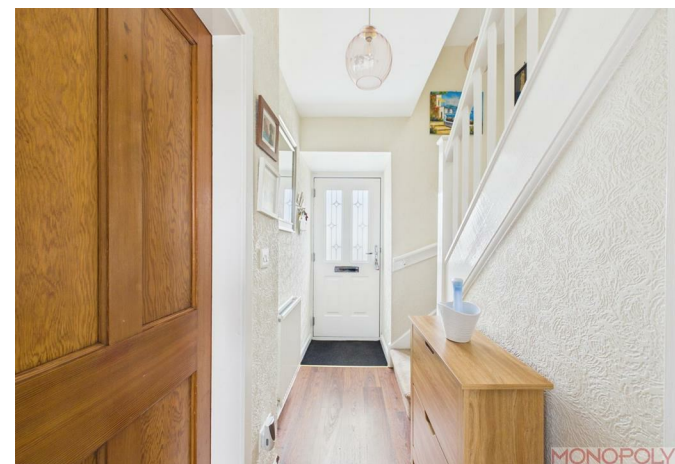
MONEY LAUNDERING REGULATIONS 2003

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.

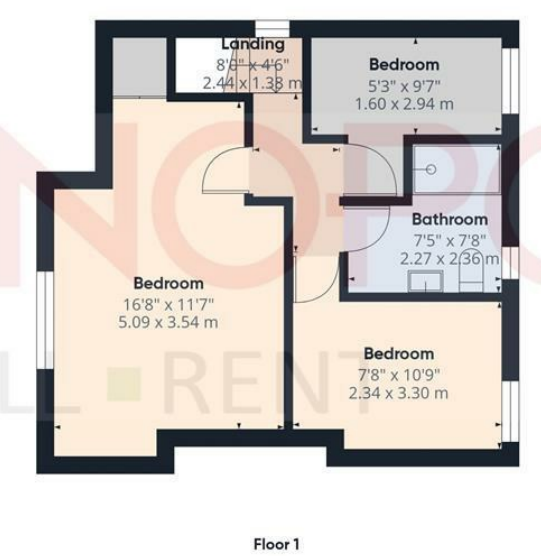
Mortgages





Additional Information





Approximate total area⁽¹⁾
 852 ft²
 79.2 m²

Reduced headroom
 3 ft²
 0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

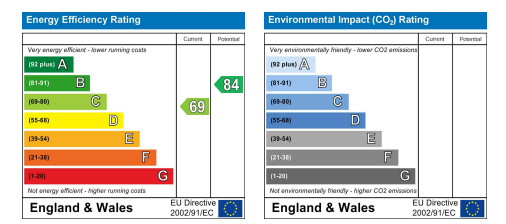
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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