



14

Wrexham | LL13 0NJ

£240,000

MONOPOLY
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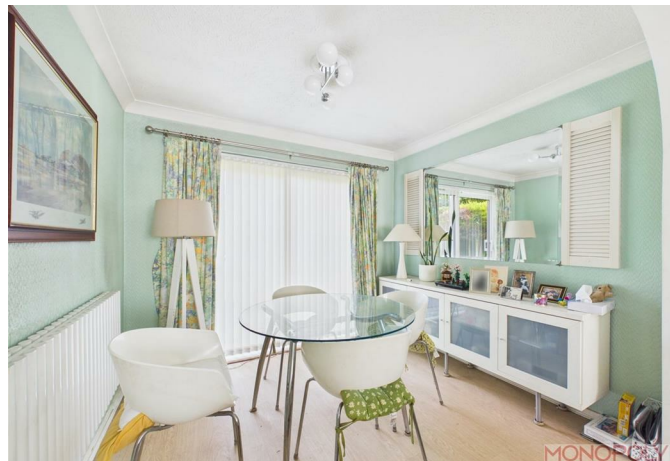


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Located on Windrush Close, Wrexham, this three-bedroom house offers practical living space in a convenient location. The property includes a reception room, kitchen, three bedrooms, and a family bathroom. Windrush Close is close to local amenities, schools, and transport links, making it suitable for families, first-time buyers, or investors. A well-positioned home in a popular residential area of Wrexham

- DETACHED THREE BEDROOM PROPERTY
- LIVING/DINING ROOM WITH FRENCH DOORS TO THE REAR GARDEN
- POPULAR LOCATION
- SINGLE GARAGE AND OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED
- NO CHAIN



Entrance Porch

UPVC entrance door, double glazed window, tiled flooring, door to

Living Room / Diner

Double glazed window to front, double glazed patio doors to rear, laminate flooring, two radiators, fireplace with marble effect surround, door to

Kitchen

Range of wall base and drawer units, stainless steel 1 3/4 sink unit, double glazed window to rear, integrated fridge/freezer, integrated oven and hob with extractor fan over, space for washing machine, UPVC door to side of the property

First Floor Landing

Carpet flooring, double glazed window, doors to

Bedroom One

A good size bedroom with a double glazed window to the front, carpeted flooring, built in chests of drawers

Bedroom Two

With a double glazed window to the rear, carpeted flooring.

Bedroom Three

With a double glazed window to the front, carpeted flooring.

Family Bathroom

Fitted with a low level W.C, oval basin with vanity unit under, bath with electric shower over, fully tiled walls, wooden flooring, double glazed window

Outside

To the rear is a well maintained garden with a lawn garden and paved patio with gated access to the front of the property

To the front is a tarmac driveway providing off road parking and leading to a single garage with up and over door.

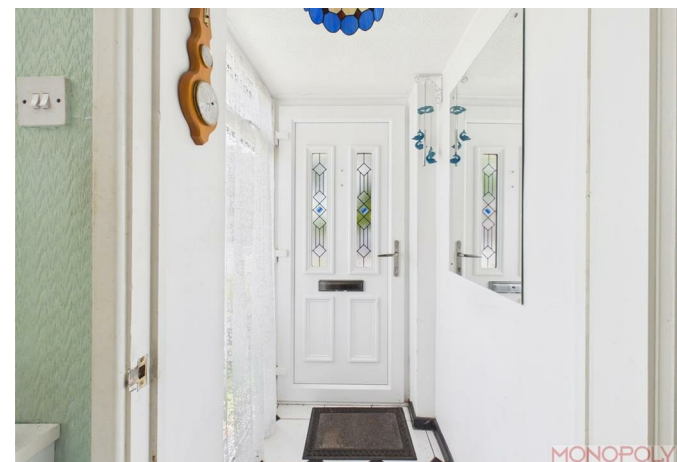
Important Information

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

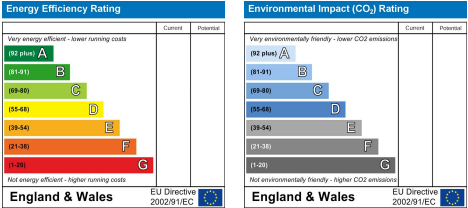
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.







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