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Wrexham | LL11 2LY

£180,000

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This impressive three double bedroom, end-terrace property is situated within walking distance to Wrexham City Centre. The property briefly comprises of an entrance hall, open plan lounge and dining room, modern kitchen, downstairs bathroom and principle bedroom with en-suite shower room. Externally there is a rear courtyard and pleasant lawned garden area. The property also has the added benefit of a cellar room which has electric and has been replastered. Cunliffe street has excellent local amenities all within walking distance as well as excellent transport links to Chester and further afield. This is a must view to appreciate the versatile space this property has to offer.

- THREE DOUBLE BEDROOM
- PRINCIPLE ROOM WITH EN-SUITE
- END TERRACE
- CLOSE TO TOWN CENTRE AND AMENITIES
- OPEN PLAN LOUNGE/DINING AREA
- BASEMENT ROOM
- KITCHEN AND DOWNSTAIRS BATHROOM
- GARDEN AND COURTYARD TO THE REAR
- EXCELLENT TRANSPORT LINKS
- ON-STREET PARKING



Entrance Hall

UPVC double glazed door leading into entrance hallway with wooden laminate flooring, panelled radiator, carpeted stairs rising to first floor, door into lounge and ceiling light point.

Open Plan Lounge/Dining Room

A spacious room with wood effect laminate flooring throughout. Two uPVC double glazed windows with one being to front elevation and another to the rear. Recently fitted multi-fuel burner sat on quarry tiles with brick surround. Two panelled radiators, two ceiling light points, coved ceiling and doors into the kitchen and cellar.

Kitchen

UPVC double glazed window to the rear/side elevation with a uPVC double glazed door leading to the rear courtyard. Housing a range of wall, drawer and base units with work surface over. Integrated appliances to include dishwasher, oven, grill, gas hob and extractor over. Space for fridge freezer and washing machine. Vertical radiator, tiled flooring, inset ceiling lighting and ceramic sink with mixer tap over. Door leading into downstairs bathroom

Downstairs Bathroom

UPVC double glazed frosted window to the side/rear elevation. Three piece suite comprising low level WC, wash hand pedestal and panelled bath with shower over. Tiled flooring, part tiled walls, panelled radiator and inset ceiling lighting.

Basement

Door from the lounge leads under the stairs where stairs lead down to the basement area. UPVC double glazed window to the front, power, newly plastered walls, electric and gas meters.

Bedroom One

Two uPVC double glazed windows to the front elevation, carpeted flooring, fitted clothes rail, ceiling light point, panelled radiator and door leading into the en-suite.

En-suite

Three piece suite comprising low-level WC, wash hand basin sat on vanity unit and enclosed shower cubical with glass screen. Tiled flooring, part tiled walls, panelled radiator, inset ceiling lighting and extractor.

Bedroom Two

UPVC double glazed window to the rear elevation, panelled radiator, carpet flooring and ceiling light point.

Bedroom Three

UPVC double glazed window to the rear elevation, panelled radiator, carpet flooring and ceiling light point.

Outside

To the front is a slabbed area with brick wall and hedging to the boundary. There is a path to the front entrance and to the right side of the property, leading to the garden area. To the rear there is a courtyard area. A gate leads to steps rising to lawned garden, gravelled and slabbed patio areas. To the borders there is hedging, brick built walls and fence panelling. The parking for the property is on-street parking.

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

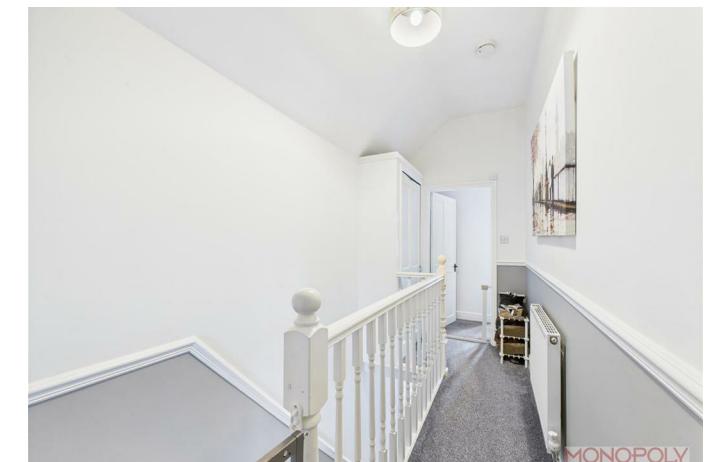


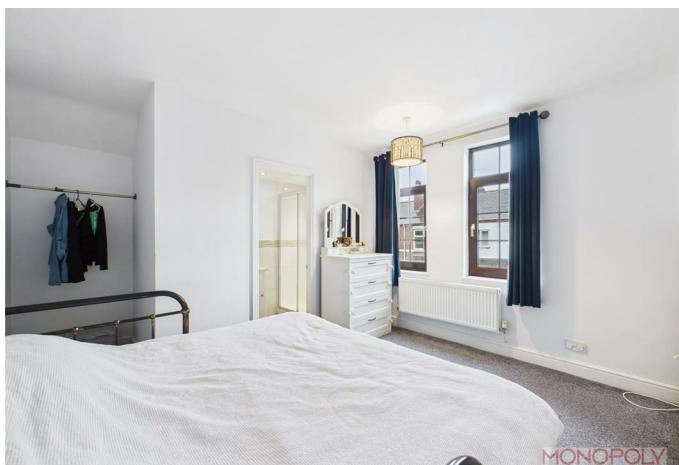


agreeing the sale.

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

Environmental Impact (CO ₂) Rating		Current	Prospective
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B	B		
(69-80) C	C		
(55-68) D	D		
(39-54) E	E		
(21-38) F	F		
(1-20) G	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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