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Wrexham | LL14 6TA

Offers In The Region Of £181,950

MONOPOLY
BUY ■ SELL ■ RENT

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A very nicely presented 2 bedroom semi-detached house in a great location. This lovely home benefits from having a driveway with parking for two cars, plus front and rear gardens. The property briefly comprises: Hallway, Sitting Room, contemporary Kitchen/Breakfast Room to the ground floor, to the first floor there are two bedrooms and a modern bathroom. Viewing highly recommended.

- VERY NICELY PRESENTED, 2 BEDROOM SEMI-DETACHED HOUSE
- MODERN BATHROOM AND KITCHEN
- FRONT GARDEN AND DRIVEWAY WITH PARKING FOR 2 CARS
- GENEROUS, PRIVATE REAR GARDEN
- UPVC WINDOWS AND EXTERNAL DOORS, COMBI BOILER.
- IDEAL FIRST TIME BUYER HOME



Hallway

Upvc door opens into the hallway with stairs to the first floor, tiled floor, door to the first floor.

Sitting Room

Nice sized sitting room with alcove under the stairs, perfect for your TV etc. Window to the front elevation, Laminate flooring, door to the kitchen/breakfast.

Kitchen/Breakfast

Contemporary grey range of wall, base units some with drawers. Complimentary worktops and breakfast bar. Built in oven, hob and extractor. Space for washing machine and fridge/freezer. Part tiled walls, laminate floor. Sink and drainer beneath the kitchen window overlooking the garden. Door to the garden.

Bedroom 1

Double bedroom with window to the front elevation, space for wardrobes and chest of drawers etc. Door to an over the stairs cupboard. Carpeted flooring.

Bedroom 2

Decent sized single bedroom with window to the rear, space for wardrobe, carpeted flooring.

Bathroom

Modern bathroom with white suite comprising: bath with mains shower over, toilet and wash hand basin with vanity cupboard below. Laminate flooring, window to the rear elevation with obscure glazing. Large storage cupboard with shelves that was previously the airing cupboard, chrome ladder towel radiator.

Driveway and front Garden

Gravelled front garden adjacent to the driveway which offers parking for 2 cars. Path to the front door, gate to the rear garden. Brick store shed at the head of the driveway.

Rear Garden

Generous sized, low maintenance garden with gravelled and patio surfaces. Timber boundary fences, timber shed. Accessed from the kitchen and gate leading from the driveway.

Additional Information

Gas Central Heating... Upvc windows and doors...

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 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

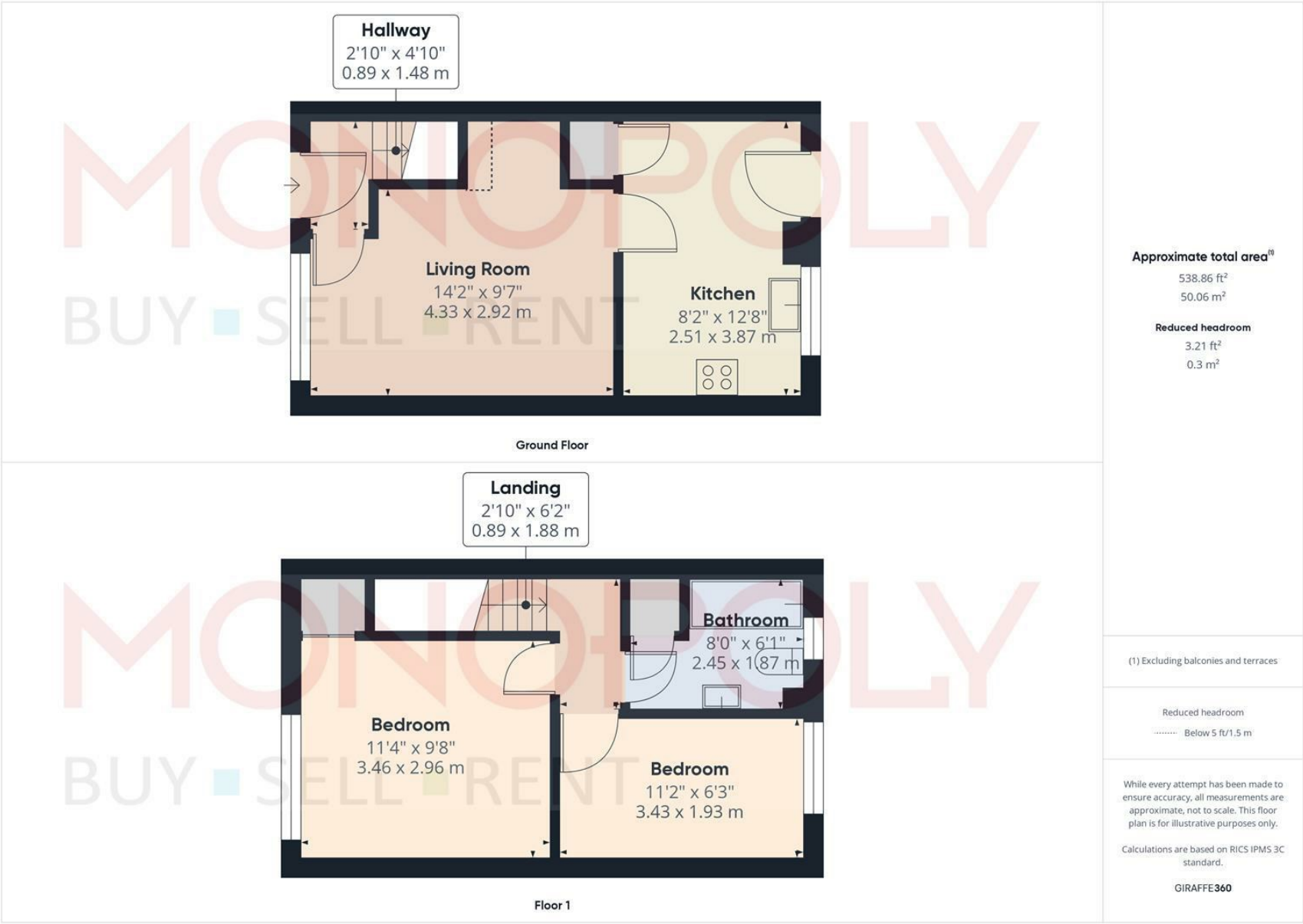
Your home maybe repossessed if you do not keep up repayments on your mortgage

MATERIAL INFORMATION

KEYS FACTS FOR BUYERS are available on a sprift report which can be found in web links and a link in the virtual tour sections of the details.





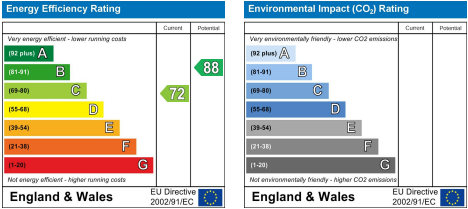


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