



Offers in the region of £120,000

10 Birch Street, Wrexham LL13 7AN

2 Bedrooms

1 Bathroom

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General Remarks

Conveniently located within walking distance of Wrexham City Centre is a two bedroom mid-terraced property available for sale with NO ONWARD CHAIN. In brief it comprises an entrance hallway, open plan lounge/dining room and a fitted kitchen with gas fired central heating boiler together with two bedrooms and a four piece bathroom on the first floor. Rear yard and garden beyond the shared pathway for the terrace. Good potential for rental investment.



Accommodation

On The Ground Floor:

Entrance Hallway: Fitted carpet. Ceiling light fitting. Radiator. Staircase to First Floor. Thermostat control for gas central heating boiler. Part glazed PVCu entrance door.

Open Plan Lounge/Dining Room: 24' 5" x 9' 7" (7.44m x 2.92m) Fitted carpet. Two double glazed windows. Power points. Two radiators. Two ceiling light fittings. Two wall-light fittings. Ceiling smoke alarm. Television aerial point. Telephone point. Gas fire set on a cream marble-effect hearth with tiled surround.

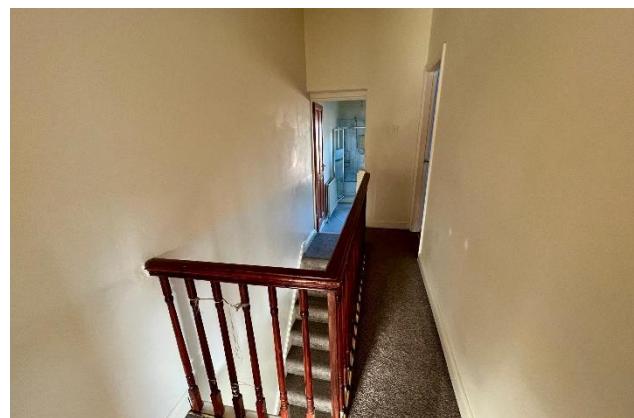
Kitchen: 12' 2" x 7' 4" (3.70m x 2.23m) Comprising a range of light ash effect wall and base units with laminate work-top surfaces and a tiled splash-back. Single stainless steel sink unit with draining-board. Plumbing for a washing machine. Wall mounted "Ideal Logik Combi C24" gas central heating boiler. Built-in four-ring gas hob with "Lamona" electric oven beneath and a cooker hood over. Vinyl flooring. Double glazed window. Radiator. Power points. Part glazed PVCu door to side. Ceiling spot-lights. Understairs storage cupboard.

On The First Floor:

Landing: Fitted carpet. Ceiling light fitting. Ceiling smoke alarm. Loft hatch.

Bedroom 1: 13' 0" x 11' 11" (3.97m x 3.62m) Fitted carpet. Radiator. Power points. Two double glazed windows. Ceiling light fitting.

Bedroom 2: 11' 11" x 7' 11" (3.64m x 2.41m) Fitted carpet. Radiator. Double glazed window. Power points. Ceiling light fitting.



Bathroom: 12' 3" x 7' 7" (3.73m x 2.31m) Comprising a four piece bathroom suite to include a corner bath, pedestal wash hand basin, low level w.c. and a corner shower enclosure with a "Mira" electric shower unit. Wall tiling. Vinyl flooring. Frosted double glazed window. Ceiling loft hatch. Ceiling smoke alarm. Extractor fan.

Outside: Rear courtyard and a shared access for the row of the terrace for bins. Beyond is a level garden. Fenced and hedged boundaries.

Services: All mains services are connected subject to statutory regulations. The central heating is a

conventional radiator system effected by the "Ideal Logik Combi C24" gas-fired boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 65|D.

Council Tax Band: The property is valued in Band "B".

Note: The vendor of the property is related to a Member of Staff at Bowen.



Directions: For satellite navigation use the post code LL13 7AN. Follow the inner ring road along Brook Street and St. Giles Way to a set of traffic lights at which turn right onto Salop Road. Proceed straight ahead and before the traffic lights turn left onto Birch Street. The property is on the left-hand side.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.