

Town & Country

Estate & Letting Agents

Bradley Road, Wrexham

£129,950



TOWN AND COUNTRY ARE PROUD TO PRESENT THIS: Very well presented three bedroom mid-terrace property set in a convenient location close to Wrexham town centre. The property comprises; lounge, kitchen and shower room on the ground floor, with three bedrooms on the first floor. Externally is a garden to front, with large rear garden and shed. Being an ideal first time buy or investment, this property simply MUST BE VIEWED!!

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

Entrance

Door to front entrance opening to:

Lounge

Fire display inset to marble hearth and wooden mantel. Storage cupboard. Laminate flooring. Window to front. Window to rear. Radiator. Door to:

Dining Room

Kitchen

Fitted kitchen with a range of wall, base and drawer units with complementary work surfaces. Integrated electric oven and gas hob. Stainless steel sink unit. Splashback tiling. Space for washing machine. Space for dryer. Space for fridge-freezer. Window to side. Door to rear garden.

Shower Room

Low level W/C. Pedestal wash hand basin. Shower cubicle with shower attachment over. Part tiled walls. Tiled flooring. Window to side. Window to rear. Radiator.

Landing

Doors off to:

Bedroom One

Window to front. Radiator.

Bedroom Two

Window to rear. Radiator.

Bedroom Three

Window to rear. Radiator.

Front Garden

Gated and paved front entrance with garden.

Rear Garden

Spacious lawned garden to rear with shrubbery and shed.

Additional Photo

Viewings

Strictly by prior appointment with Town

& Country Wrexham I.E.A. On 01978 291345

To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

Services

The agents have not tested any of the appliances listed in the particulars.

Mortgage Advice

Town and Country Property Services can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Hours of Business

Monday to Friday - 8:30am - 5:30pm
Saturday - 9:00am - 4:00pm
Sunday - CLOSED

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are

approximate and intended for guidance purposes only. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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