Town & Country

Estate & Letting Agents

Lorne Street, Wrexham

Offers Over £110,000









A conveniently located two-bedroom property situated within easy reach of Wrexham city centre. The accommodation comprises a spacious living room, fitted kitchen, two bedrooms and a bathroom. Further benefits include uPVC double glazing, a combination boiler and built-in wardrobes to the main bedroom. Ideally positioned for access to local amenities and transport links.

Imperial Buildings, King Street, Wrexham, LL11 1HE
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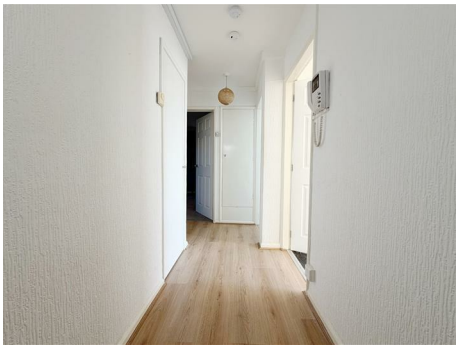
DESCRIPTION

Situated on Lorne Street, within convenient reach of Wrexham city centre, this two-bedroom property offers practical accommodation and excellent access to local amenities and transport links.

The accommodation comprises a spacious living room, a fitted kitchen with integrated cooking appliances, two bedrooms and a bathroom with an electric shower. Further benefits include uPVC double-glazed windows, a combination boiler and built-in wardrobes to the main bedroom.

With shops, schools, public transport and Wrexham's city centre amenities nearby, the property is conveniently positioned for a range of prospective purchasers.

LOCATION



HALLWAY



LIVING ROOM

16.49 x 10.36

The living room offers a comfortable living space, featuring grey carpeting and uPVC double-glazed windows that provide natural light. One window overlooks the rear elevation, while an additional window and radiator are positioned to the left upon entering the room.



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KITCHEN/DINER

11.11 x 9.98

The kitchen is fitted with a range of white wall and base units, complemented by white tiled flooring and contrasting black bistro-style wall tiles around the kitchen units. Features include a gas hob, integrated oven, combination boiler and uPVC double-glazed windows, allowing natural light into the room. There is also designated space for a fridge freezer and plumbing for a washing machine.



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BEDROOM ONE

13.51 x 9.31

The main bedroom is a well-proportioned room featuring plush grey carpeting and a uPVC double-glazed window overlooking the front elevation. A radiator is positioned to the left upon entering, while two built-in double wardrobes provide useful storage space.



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BEDROOM TWO

8.105 x 8.68

The second bedroom benefits from a uPVC double-glazed window overlooking the front elevation, allowing natural light into the room. A radiator is positioned to the left upon entering. This room offers flexibility for use as a bedroom, guest room or home office, depending on the purchaser's requirements.

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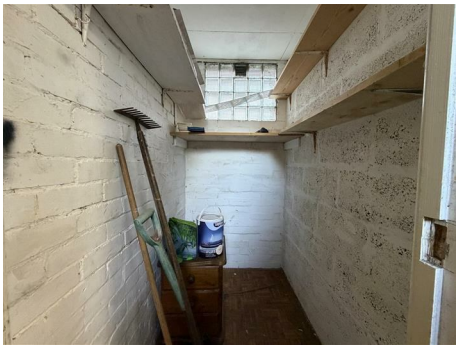
BATHROOM

7.72 x 4.92

The bathroom comprises a fitted bath with an electric shower over, a WC and a wall-mounted washbasin. The walls are fully tiled from floor to ceiling, providing a practical, low-maintenance finish. The room also benefits from ventilation.



COMMUNAL OUTDOOR AREA



STORAGE SHED

Services (Wrexham)

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

The property is a Leasehold with a ground rent of £10.00 pa,

Insurance £176.10 pa

Service charge of £23.50 pa.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

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Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

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Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

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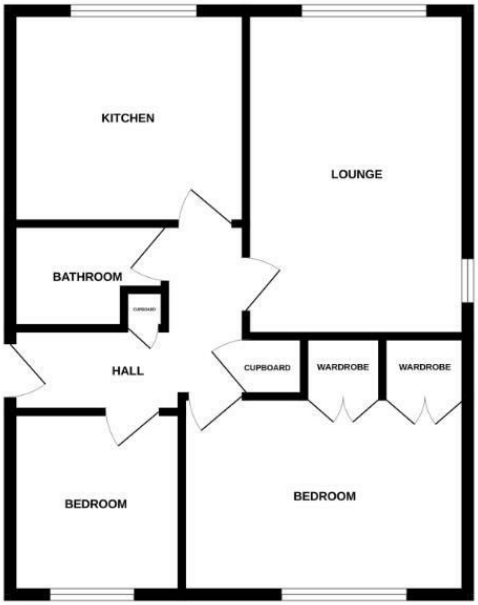
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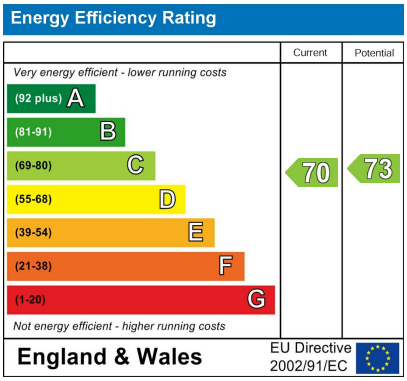
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GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.





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