

11 Weston Road, New Broughton, Wrexham, Wrexham, LL11 6TG  
£94,950 MW46372



**DESCRIPTION:** Situated in a popular village location is this period 2 bedroom terraced property which requires modernisation with internal accommodation to briefly comprise lounge, kitchen/breakfast room, utility room, rear hall, downstairs bathroom and to the first floor there are 2 bedrooms. The accommodation is complimented by gas radiator heating and UPVC double glazing and externally there are gardens to the rear which are of a good size and there is vehicular access. **IDEAL FIRST TIME PURCHASE/INVESTMENT PROPERTY. FREEHOLD.COUNCIL TAX BAND B.**

---

**GEORGE A MURRAY FNAEA – RESIDENT PARTNER**

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

---

**DIRECTIONS:** From the Wrexham office proceed out of town passing the football ground on the right hand side, at the mini roundabout turn left passing B&Q on the right, at the next roundabout turn right under the bypass and continue through Caego into New Broughton taking a left turn into Chapel Street and right into Weston Road and the property will be noted on the right via the Molyneux for sale sign.



---

**Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG**

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088  
Holywell Office: 01352 712271



**LOCATION:** Situated in a popular village location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

**HEATING:** Gas radiator heating installed.

**LOUNGE:** 11' x 9' (3.35m x 2.74m) Panelled radiator. Stairs rising to first floor. UPVC front entrance door.



**KITCHEN/BREAKFAST ROOM:** 10' 10" x 9' 9" (3.3m x 2.97m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces with inset stainless steel sink unit and splash back tiling. Space for cooker. Extractor fan.



**UTILITY ROOM:** 7' 1" x 5' 1" (2.16m x 1.55m) Panelled radiator. Fitted base units and wall cupboard. Space for washing machine.



**REAR HALL:** UPVC rear entrance door. Door leading to bathroom.

**BATHROOM:** Panelled radiator. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with shower above.



**BEDROOM 1: 11' x 11' (3.35m x 3.35m) Panelled radiator. Built in cupboard housing gas heating boiler. Window to rear elevation.**



**BEDROOM 2: 11' x 9' (3.35m x 2.74m) Panelled radiator. Built in cupboard. Window to front elevation.**



**OUTSIDE: To the rear there are generous size lawned gardens with vehicular access.**

**TERMS OF SALE:** -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

**PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SURVEY DEPARTMENT:** - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

**AGENTS NOTE:** – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

%epcGraph\_c\_1\_657%