

20 Park Road

MW46379



COEDPOETH

GUIDE PRICE

£50,000

20 Park Road, Coedpoeth, Wrexham, LL11 3TD
Guide Price: £50,000 MW46379



DESCRIPTION: Sold via Secure Sale online bidding. Terms & conditions apply. Starting bid £50,000. Situated in this popular village location is this 2 bedroom semi detached cottage which requires full modernisation/renovation with accommodation to briefly comprise entrance hall, lounge, sitting room, kitchen downstairs bathroom and to the first floor there are 2 bedrooms and additional storage room. Gardens to front and rear. FREEHOLD. COUNCIL TAX BAND C.

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 main Wrexham roundabout turn left onto the bypass and proceed to the first exit for Ruthin. At the traffic lights turn right and continue into the village taking a left turn into Park Road and proceed until the property will be noted on the right via the Molyneux for sale sign.

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.

ENTRANCE HALL:

LOUNGE: 13' x 11' 10" (3.96m x 3.61m)

SITTING ROOM 13' 1" x 11' 2" (3.99m x 3.4m)

KITCHEN: 16' 2" x 7' 9" (4.93m x 2.36m)

BATHROOM:

FIRST FLOOR.

BEDROOM 1: 11' 5" x 11' 1" (3.48m x 3.38m) Window to front of property.

BEDROOM 2: 13' x 11' 6" (3.96m x 3.51m) Window to front of property. Door leading to store room.

OUTSIDE: There are gardens to the front and rear with shared pedestrian access to the side of the property.

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

Score	Energy rating	CuI
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	◀