

17 Oxford Street

16391



WREXHAM

**Offers over
£75,000**

17 Oxford Street, Wrexham, LL13 8HA
£75,000 16391



DESCRIPTION: Situated in an established part of the town is this mature 2 bedroom end terraced property which is in need of modernisation with internal accommodation to briefly comprise entrance hall, lounge, dining area, kitchen, down stairs bathroom and to the first floor there are 2 bedrooms. The accommodation is complemented by gas heating and UPVC double glazing and externally there are gardens to the front and rear. **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 agents Wrexham office proceed around the one way system to the mini roundabout on the corner of Grosvenor Road. Turn right and proceed down to the mini roundabout by Wrexham Baths and proceed straight across passing Tesco on the left hand side, at the next roundabout turn left into Smithfield Road and continue taking the 2nd left into Oxford Street and the property will be noted on the left via the Molyneux for sale sign.

LOCATION: Situated in a popular and convenient 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 11' (3.35m x 3.35m) Panelled radiator. Tv point. Wood effect floor covering. Fitted fire surround.



DINING AREA: 11' 11" x 11' 10" (3.63m x 3.61m) Panelled radiator. Wood effect floor covering. Stairs rising to first floor.



KITCHEN: 12' 3" x 6' 2" (3.73m x 1.88m) 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 and plumbing for automatic washing machine.



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



STAIRS AND LANDING: Loft access. Doors leading off to bedrooms.

BEDROOM 1: 11' 10" x 11' 10" (3.61m x 3.61m) Panelled radiator. Window to front elevation.



BEDROOM 2: 12' x 9' (3.66m x 2.74m) Panelled radiator. Window to rear elevation.



OUTSIDE: To the front of the property there is a small garden area with gated access and to the rear there are low maintenance gardens with pedestrian 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.

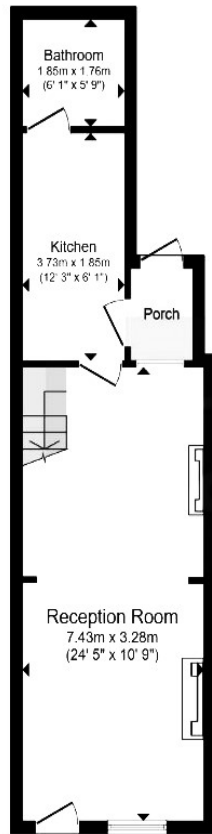
Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

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

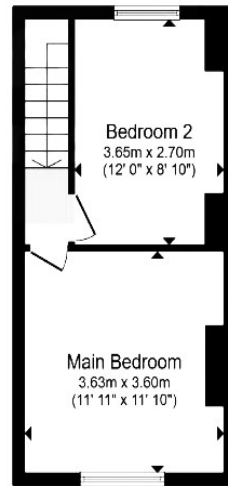
AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale 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



Ground Floor



First Floor

Total floor area 63.6 sq.m. (685 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.