

48 Dale Street

17694



WREXHAM

£159,950

48 Dale Street, Smithfield, Wrexham, LL13 8EU
£159,950 17694



DESCRIPTION: Situated in an established part of the town is this good size 3 bedroom semi detached property which requires some upgrading with accommodation to briefly comprise entrance hall, lounge, dining room, kitchen, rear hall and to the first floor there are 3 bedrooms, bathroom and separate wc. The accommodation is complimented by gas heating and UPVC double glazing and externally there are gardens to the front and rear. **VIEWING RECOMMENDED. 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 agent's Wrexham office, proceed around the one-way system to the mini roundabout on the corner of Grosvenor Road. Take a right turn and proceed down over 2 mini-roundabouts and past Tesco on the left. Turn left into Smithfield Road and proceed until Dale Street will be noted on the left, turn left and continue taking the first right and the property will be noted on the left via the Molyneux For Sale sign on the left hand side.

LOCATION: Situated in a popular 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.

ENTRANCE HALL: Stairs to first floor. UPVC front entrance door.

LOUNGE: 18' 2" x 11' 4" (5.54m x 3.45m) Panelled radiator. Fitted fire surround with inset living flame coal effect gas fire.



DINING ROOM: 12' 5" x 8' 8" (3.78m x 2.64m) Panelled radiator.



KITCHEN: 8' 8" x 5' 4" (2.64m x 1.63m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling. Space and plumbing for washing machine. Wall mounted Worcester gas fired boiler.



REAR HALL: Under stairs storage. UPVC rear entrance door.

STAIRS AND LANDING: Panelled radiator. Loft access. Fitted storage cupboards. Doors leading off to bedrooms, bathroom and wc.

BEDROOM 1: 11' 2" x 9' 10" (3.4m x 3m) Panelled radiator. Built in storage cupboard. Window to front elevation.



BEDROOM 2: 12' 6" x 8' 8" (3.81 m x 2.64m) Panelled radiator. Built in airing cupboard. Window to front elevation.



BEDROOM 3: 8' 4" x 8' 1" (2.54m x 2.46m) Panelled radiator. Window to rear elevation.



BATHROOM: Panelled radiator. Fitted 2-piece white suite comprising wash hand basin and panelled bath. Tiled walls.



WC: Fitted low level wc. Part tiled walls.



OUTSIDE: To the front of the property there are terraced gardens and a gated access and path leading to the front entrance. There is a gated access leading to the side giving access to the rear where there is a brick outhouse patio area leading onto lawned gardens. Outside tap.



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%