

**Auction**

2 bed terraced house to buy in

Top Road, Summerhill, Wrexham, LL11 4SR

£110,000

 Starting Bid

 x 2  x 1  x 2

Tenure

Freehold

On Street parking

Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions
- ✓ Two Bed Mid Terrace
- ✓ Stunning Views over Cheshire Plain
- ✓ Two Reception Rooms
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Abigail Hall
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

An opportunity has arisen to acquire an attractive two bedroom mid terrace property in the attractive residential district of Summerhill. Summerhill is located approximately two miles from Wrexham where there is a wealth of shops, schools and local amenities. A regular bus service accesses the town and beyond. There is also a railway station and all major road links lie nearby. There is an attractive enclosed garden to the rear along with a raised patio to the front taking in the views over the Cheshire Plain. The property, amongst others would well suit the first time buyer and viewing is recommended to appreciate the accommodation on offer which in brief comprises:

Entrance into Lounge, Inner Hallway through to Dining Room, Kitchen, and on the first floor are the two Double Bedrooms and Family Bathroom.

Outside. Steps lead up to an elevated paved patio to the front of the house leading to its entrance with bed to side stocked with mature shrubs. The rear which can be accessed via the kitchen has an attached outhouse to the rear of the kitchen, useful for storage. Steps lead up to an elevated paved patio. A personal gate to side gives access along the rear of the terrace to its front. A central path reveals an astro turfed lawn to side with shingled surface opposite, with pot plants. The garden is bound to borders by tall fences providing both shelter and privacy.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £110,000

Property Type: Terraced House

Parking: On Street

Year built: 1930

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

Lounge 13'6" X 13'4"

Coal effect electric fire in brass frame with pebble effect hearth in a stone surround within chimney breast. UPVC double glazed window to front, radiator below. Ceiling light point. Door to:

Inner Hallway:

Gives access to the dining room and stairs to the first floor. Door to:

Dining Room 14' 1" X 13'2"

UPVC double glazed window to rear, radiator below. Under stairs storage cupboard. Coal effect electric fire in cast frame with tile effect back in carved oak frame and mantle. Coved ceiling. Ceiling light point. Door to:

Kitchen 8' X 7'4"

Fitted with a range of base and wall mounted kitchen units with granite effect work surfaces and tiled splashbacks. Stainless steel one and a half sink, drainer and mixer tap under UPVC double glazed window and matching frosted door to side. Space for electric/gas cooker. Space and plumbing for a washing machine. Overhead electric meter and fuse box. Part tiled walls and tiled floor. Ceiling striplighting.

First Floor Landing

Gives access to the two bedrooms and bathroom. Two ceiling light points and smoke detector.

Bedroom One 13'5" X 13'2"

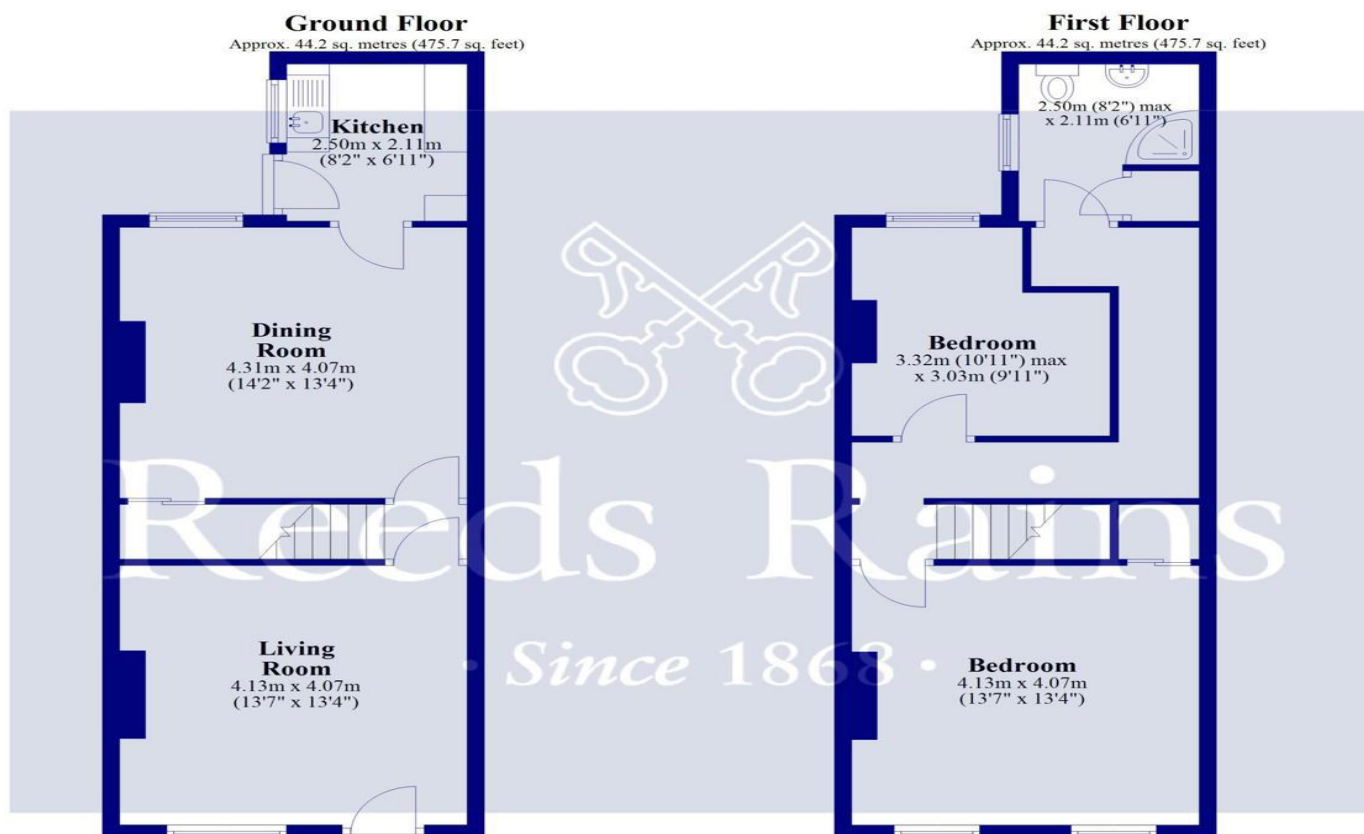
Taking in the lovely views over the Cheshire plain from two UPVC double glazed windows to front. Corner built in storage cupboard with attic hatch. Radiator. Ceiling light point.

Bedroom Two 11'3" X 9'10"

UPVC double glazed window to rear. Exposed wood floor. Radiator. Ceiling light point.

Bathroom 8'0" X 6'9"

With fully tiled walls and walk in shower cubicle with shower attachment, low level WC and pedestal wash hand basin. Frosted UPVC double glazed window to side. Built in airing cupboard housing the Glow-Worm gas central heating boiler. Tiled floor. Radiator. Ceiling light point.



Total area: approx. 88.4 sq. metres (951.5 sq. feet)
2 Bryn Celyn Top Road, Wrexham

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Top Road, Summerhill, Wrexham, LL11 4SR

Contact your local branch today for more information on this property:

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