



3 bed terraced house to buy in

Market Street, Rhosllanerchrugog,
Wrexham, Wrexham, LL14 2HY

£65,000 Starting Bid

 x 3  x 1  x 2

Tenure

Freehold

On Street parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ ATTENTION INVESTORS
- ✓ Three Bed End Terrace
- ✓ Renovation Required
- ✓ EPC Rating G

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: G
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Abigail Hall
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

An opportunity to acquire a renovation project of this three bedroom end terrace in the heart of the popular residential district of Rhos on Market Street, walking distance from shops, school and local amenities. Rhos is located approximately four miles from Wrexham where there is a commercial centre of further shops, schools and local amenities. A regular bus service accesses the town and beyond, all major road links lie nearby and the neighbouring village of Ruabon has a railway station.

Outside. A secure gate to the side of the property leads into an alleyway leading to the rear which is two tiered and is made up of two paved patios with divided outhouse to side plus external WC.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £65,000

Property Type: Terraced House

Parking: On Street

Year built: 1900

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

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Living Room

Lounge 14'4" X 11'5"
Capped fireplace in tiled surround, hearth and mantle. UPVC double glazed window to front. Wall mounted electric convection heater. Picture rail. Ceiling light point. Door to:

Inner Hallway

Inner Hallway.
Staircase to the first floor. Ceiling light point, smoke and CO2 detectors. Door to:

Dining Room

Dining Room 14'4" X 10'9"
Further period capped fireplace in tiled surround, mantle and hearth. UPVC double glazed window and door to rear yard. Walk in, under stairs storage cupboard with quarry tiled floor and ceiling light point. Wall mounted electric convection heater. Ceiling light point. Door to:

Rear Hallway

Rear Hallway
Wall mounted storage cupboards. UPVC double glazed window to rear yard. Overhead electric meters and fuse box. Marble effect work surface. Wall light point. Sliding door to:

Kitchen

Kitchen 9'7" X 6'4"
Base and wall mounted kitchen units with marble effect work surfaces and tiled splashbacks. Free standing Beko electric oven and grill with four ring ceramic hob over. Stainless steel single sink, drainer and taps. Hoover washing/dryer machine. UPVC double glazed window and door to rear yard. Wall mounted electric blow heater. Quarry tiled floor. Ceiling light point.

Bedroom 1

Bedroom One 10'9" X 9'2"
UPVC double glazed window to rear yard. Built in airing cupboard with both hot and cold water tanks and shelf with further built in storage cupboard to side. UPVC double glazed window to rear. Wall mounted electric convection heater. Ceiling light point.

Bedroom 2

Bedroom Two 14'4" X 9'2"
UPVC double glazed window to front. Wall mounted electric convection heater. Ceiling light point.

Bedroom 3

Bedroom Three 8'10" X 7'6"
UPVC double glazed window to front. Ceiling light point.

Bathroom

A fitted suite of panelled bath with Triton electric shower over, low level WC and pedestal wash hand basin. Frosted UPVC double glazed window to rear. Fully tiled walls. Tile effect floor covering. Wall mounted electric blow heater. Ceiling light point.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F		
(1-20) G	19	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

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

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