

2 bed terraced house to buy in

Heol Eifion, Rhosllanerchrugog, Wrexham, Wrexham, LL14 2EU

£90,000 Starting Bid

x 2 x 1 x 2

Tenure

Freehold

On Street parking

Property features

- SOLD VIA SECURE ON LINE AUCTION. TERMS AND
- EPC Rating D

Key Information

- Council Tax: Band B
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

SOLD VIA SECURE ON LINE AUCTION< TERMS AND CONDITIONS APPLY. STARTING BID £90,000.

Summary.

An opportunity to acquire a two/three bedroom end of terrace in the popular residential district of Rhos.

Rhos is located some four miles from Wrexham and has its own centre of shops, schools and local amenities. A regular bus service accesses the town, all major road links lie nearby and a railway station is in nearby Ruabon.

Viewing is recommended to appreciate the good sized accommodation on offer which in brief comprises: Entrance hall into lounge with kitchen/diner beyond. rear hallway goes into a utility room/bedroom three and on the first floor are the two double bedrooms and the bathroom.

Externally is a very good sized garden, being a corner plot, has an outhouse/coal shed and a detached single garage at the end of the cul-de-sac.

Outside.

Approached at the end of the cul-de-sac where there is the single garage. A personal wrought iron gate accesses the front garden and pathway to entrance. This then envelopes the property and leads to an exit through the walled boundary to the main road. The entire garden to both side and rear here is laid to lawn with a combination of fencing and recently constructed tall walls providing both shelter and privacy.

Entrance Hall.

Steps lead up to a frosted UPVC double glazed door. Staircase to the first floor. Ceiling light point. Door to:

Lounge 13'0" X 12'10"

Log effect electric fire in chimney recess with brick back and granite hearth. UPVC double glazed window to front, radiator below. Laminate wood floor. Corner gas meter. Two shelved recesses to side. Central heating thermostat. Ceiling light point. Door to:

Kitchen/Diner. 14'11" X 7'9"

Fitted with a modern range of base and wall mounted kitchen units with granite effect work surfaces and tiled splashbacks. Built in electric oven with four ring ceramic hob over, under a stainless steel extractor hood. Stainless steel single sink, drainer and mixer tap. Two UPVC double glazed windows to rear. Tile effect floor covering. Coved ceiling. Radiator. Two ceiling light points. Door to:

Rear Hallway 6'9" X 3'4"

Frosted UPVC double glazed door to rear garden. Ceiling light point. Door to:

Utility/Bedroom Three. 10'3" X 6'5"

Frosted UPVC double glazed window to side. Space and plumbing for a washing machine. Radiator. Ceiling light point.

First Floor Landing

Gives access to the two bedrooms and bathroom. UPVC double glazed window to side. Attic hatch. Ceiling light point and smoke detector.

Bedroom One 13'5" X 9'8"

UPVC double glazed window to front, radiator below. Recessed airing cupboard housing the Main gas central heating boiler. Ceiling light point.

Bedroom Two. 11'4" X 8'3"

UPVC double glazed window to rear. Radiator. Ceiling light point.

Family Bathroom

With a fitted suite of corner panelled bath with shower attachment over, separate fully tiled shower cubicle, vanity low level WC and wash hand basin with cupboards below. Frosted UPVC double glazed window to rear. Stainless steel heated towel rail. Wood effect floor covering. Dual mirror fronted medicine cabinets with overhead lighting and further ceiling downlights.

Directions

From Wrexham proceed South to Rhostyllen then take the Johnstown turn off the roundabout. In the village at the monument traffic lights turn right for Rhos. Half way up the hill turn left onto Gardden Road then second left again and first left into Heol Eifion, the property being at the end on the left hand side.

IMPORTANT NOTE TO POTENTIAL PURCHASERS & TENANTS: We endeavour to make our particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. POTENTIAL PURCHASERS: Fixtures and fittings other than those mentioned are to be agreed with the seller. POTENTIAL TENANTS: All properties are available for a minimum length of time, with the exception of short term accommodation. Please contact the branch for details. A security deposit of at least one month's rent is required. Rent is to be paid one month in advance. It is the tenant's responsibility to insure any personal possessions. Payment of all utilities including water rates or metered supply and Council Tax is the responsibility of the tenant in most cases.

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £90,000

Property Type: Terraced House

Parking: On Street

Year built: 1980

Construction materials: Brick and block

Roofing type: Slate tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: 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

Water meter: Yes

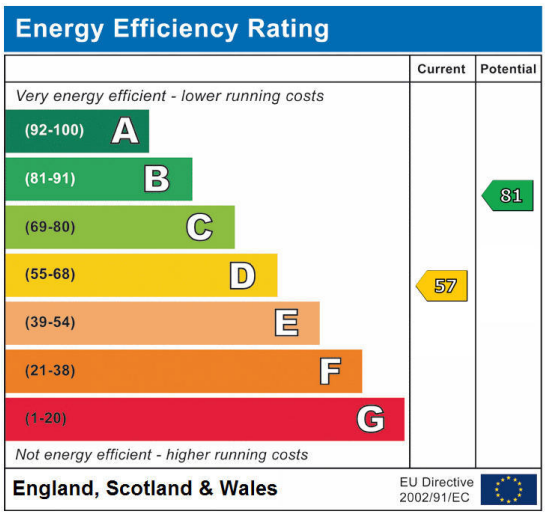
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good





Heol Eifion, Rhosllanerchrugog, Wrexham, Wrexham, LL14 2EU

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

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168, northwest@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.