



3 bed end of terrace house to buy in LL12

Fagl Lane, Hope, Wrexham, Flintshire, LL12 9RA

£160,000 Starting Bid

 x 3  x 1  x 2

Tenure

Freehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Vacant
- ✓ Three Bedroom Semi
- ✓ Private Rear Garden
- ✓ EPC Rating D

On Street parking

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

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. 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: C

Tenure: Freehold

Price: Starting Bid £160,000

Property Type: End of terrace house

Parking: On Street

Year built: 1905

Construction materials: Brick and block

Risk of floods and or erosion: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: Yes

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

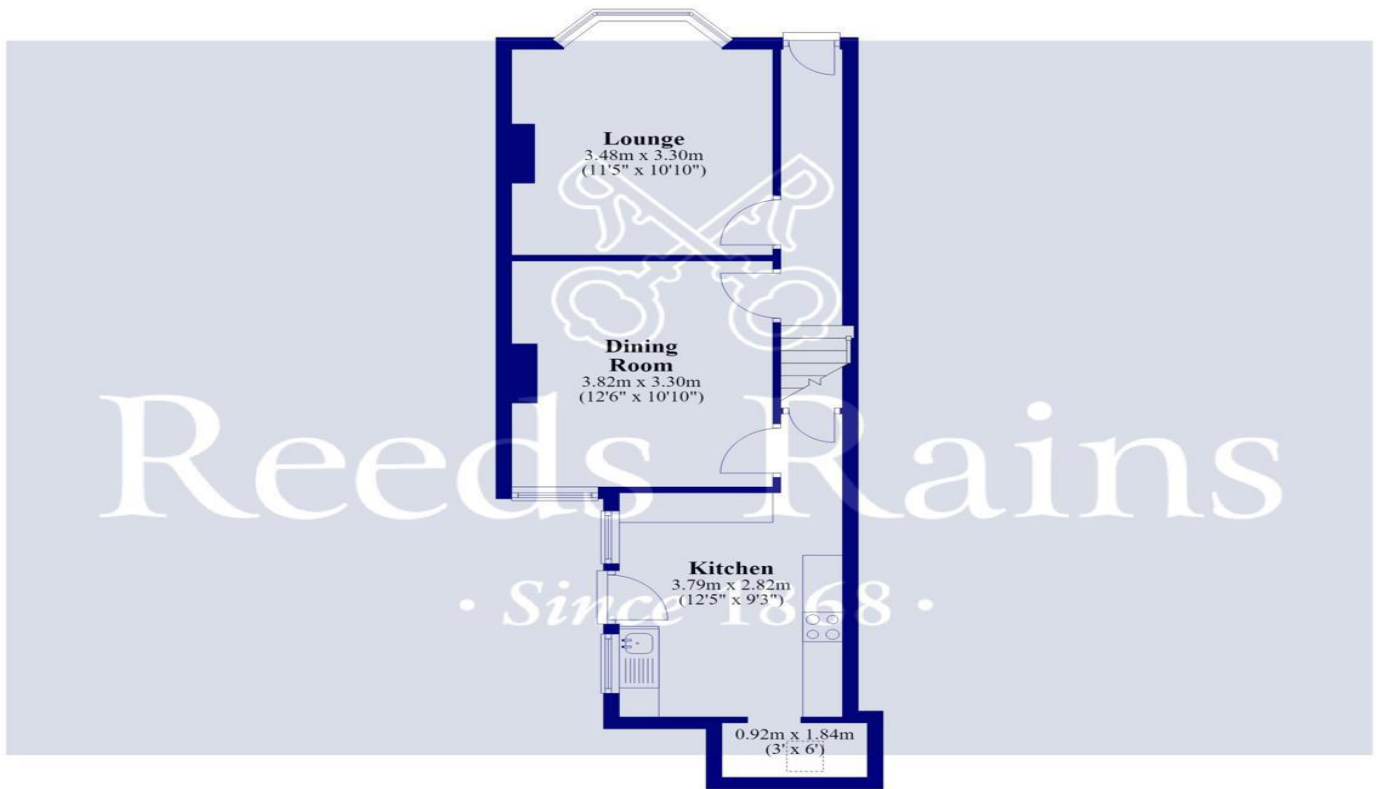
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Ground Floor

Approx. 44.0 sq. metres (473.3 sq. feet)



Total area: approx. 85.8 sq. metres (923.9 sq. feet)

1 Inglewood Fagl Lane, Hope

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Fagl Lane, Hope, Wrexham, Flintshire, LL12 9RA

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

