



### 3 bed end of terrace house to buy in LL12

The Mount, Wrexham, Wrexham, LL12  
7BU

**£45,000** Starting Bid

🏠 x3 🚗 x1 🚻 x2

Tenure  
**Freehold**

Off Street parking

### Property features

- ✓ Cash Buyers Only
- ✓ Three bedroom end of terraced
- ✓ Renovation Work needed
- ✓ Good Residential Location
- ✓ EPC Rating D

## Key Information

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

## Description

An ideal opportunity for an investor, first time buyer or other home owner to acquire a project of renovation works.

Situated on the outskirts of the town centre of Wrexham is this three bedroom semi detached property benefitting from gardens both to the front and rear where there is also off road parking for two vehicles.

Wrexham has a wealth of shops, schools and local amenities, a railway station and excellent bus service covering all local areas and beyond, and all major road links lie nearby.

Outside.

Approached to the front through a personal wrought iron gate with pathway to entrance. Lawned to side, with mature shrubs, hedge to front and fencing to side marking the boundary to neighbouring property.

The rear is accessed via a door from the inner hallway and reveals a paved patio with out building and concealed garden shed to side. A personal gate leads through to the driveway having secure double gates to the access road. There are further mature shrubs and fences to boundaries.

Entrance Porch

Entered from the side via a UPVC double glazed door with matching window to front. Laminate wood floor. Radiator. Wall light point. Georgian style UPVC double glazed door leads into:

Lounge 17'9" X 11'4"

UPVC double glazed bay window to front, radiator below. Coal effect electric fire in metal frame with marble back and hearth in a mahogany surround and mantle. Picture rail. Ceiling light point. Georgian style frosted door to:

Inner Hallway.

Under stairs storage cupboard. Staircase to the first floor. Laminate wood floor. UPVC double glazed frosted door to rear patio with matching window to side. Radiator. Water meter. Door to:

Kitchen Diner 11'9" X 11'2"

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 over rear patio. Built in Gainsborough electric oven with Creda four burner gas hob above under a concealed illuminating extractor hood. Wall mounted gas central heating boiler. Laminate wood floor. Radiator. Ceiling light point.

First Floor Landing.

Gives access to the three bedrooms and family bathroom. Attic hatch. Ceiling light point and smoke detector.

Bedroom One 11'4" X 9'6"

UPVC double glazed window to front, radiator below. Ceiling light point.

Bedroom Two 9'8" X 9'1"

With full width, part mirror fronted wardrobes and further built in airing cupboard with shelves housing both the hot and cold water tanks. UPVC double glazed window to rear, radiator below. Ceiling light point.

Bedroom Three 8'3" X 8'3"

UPVC double glazed window to front, radiator to side. Ceiling light point.

Family Bathroom 7'8" X 5'2"

Fitted with a suite of panelled bath with Triton electric shower over, low level WC and pedestal wash hand basin. Eye level frosted UPVC double glazed window to rear. Fully tiled walls and floor. Radiator. Ceiling downlights.

There are solar panels on the roof of the property

Directions

From Wrexham proceed to the Tesco roundabout bearing left for Holt/Nantwich. Take your second left onto Aston Grove then first left leading to The Mount.

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.

Please note we have been advised there may be subsidence and may need underpinning - buyers should make their own enquiries prior to bidding.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £45,000

Property Type: End of terrace house

Parking: Off Street

Construction materials: Brick and block

Known property issues: Subsidence

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, Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

The Mount, Wrexham, Wrexham, LL12 7BU

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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