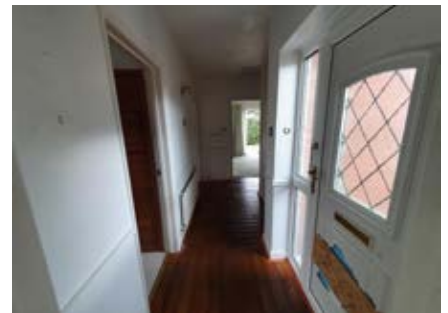


LOT

1

By order of the Executors

6 Bryn Estyn Road, Wrexham, North Wales LL13 9NB

Guide Price £130,000**DETACHED TWO BEDROOM BUNGALOW ON SPACIOUS PLOT REQUIRING UPDATING**

This property is located in North Wales, approximately one and a half miles from the centre of Wrexham with its shopping facilities and bus connections. Rail services can be found at Wrexham Central and Wrexham General stations with Gwersylt Station being within three miles as an alternative. The area is well served by schools and recreational facilities as well as good road links. Wrexham has recently become more famous due to the celebrity ownership of the local football team and TV coverage. The property is a detached bungalow with garage presented in reasonable order although would benefit from some updating and modernisation throughout. The bungalow benefits from double glazing and gas fired central heating and the accommodation includes kitchen, lounge and bathroom. There may be scope for further extension subject to obtaining any necessary consents that may be required. The property has gardens to all sides and sits on a spacious plot of approximately 386 sm (0.09 acres) that has a southerly aspect to the rear. The property is sold with the benefit of vacant possession and will be of interest to investment buyers and owner occupiers. PLEASE NOTE THAT THIS LOT IS NOT OPEN TO PRE-AUCTION OFFERS AND WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES. ANY INTENDING PURCHASER MUST REGISTER TO BID IN ORDER TO PURCHASE. WE REMIND ALL PARTIES THAT BIDDING REGISTRATION CLOSES AT 3pm THE DAY BEFORE THE AUCTION.

ACCOMMODATION

Reception Room, Bedroom One, Bedroom Two, Kitchen, bathroom, Garage, Gardens.

TENURE

Freehold

LOCAL AUTHORITY & TAX RATING

Wrexham Council Tax Band D

EPC pending

VIEWING TIMES

Thursday 20th November @ 11 - 11.30am

Saturday 22nd November @ 11 - 11.30am

Wednesday 26th November @ 11 - 11.30am

Saturday 29th November @ 11 - 11.30am

OPEN SESSIONS - NO NEED TO CALL TO BOOK IN



STARTING BID

FINAL BID

NOTES

☐ SOLD
 ☐ UNSOLD
 ☐ SOLD PRIOR
 ☐ WITHDRAWN