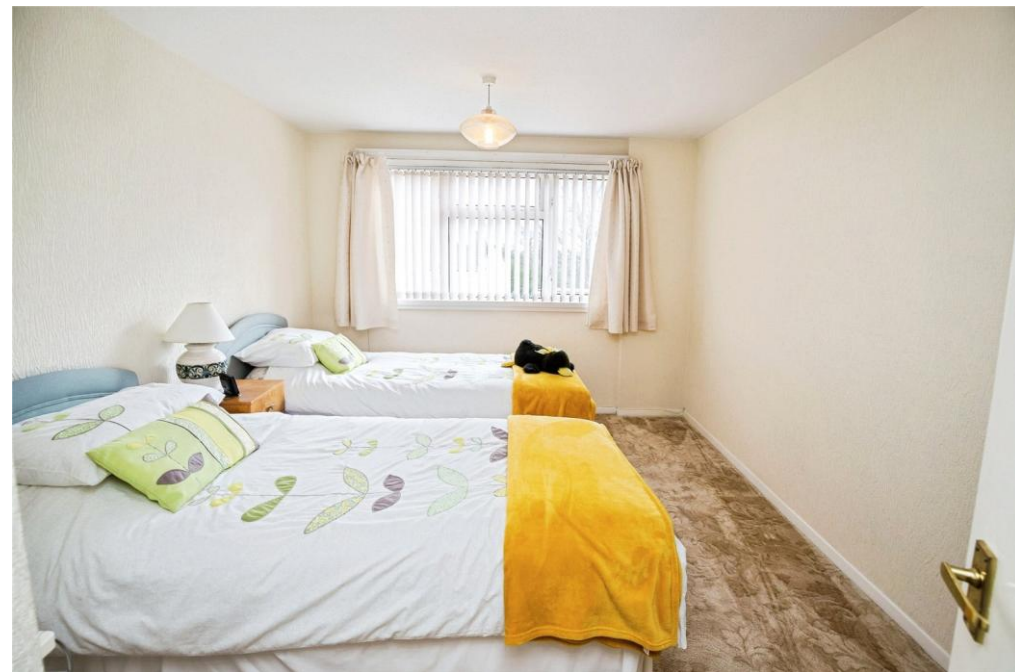




Derwent Crescent, Wrexham,
Guide Price: £100,000

**Beresford
Adams**





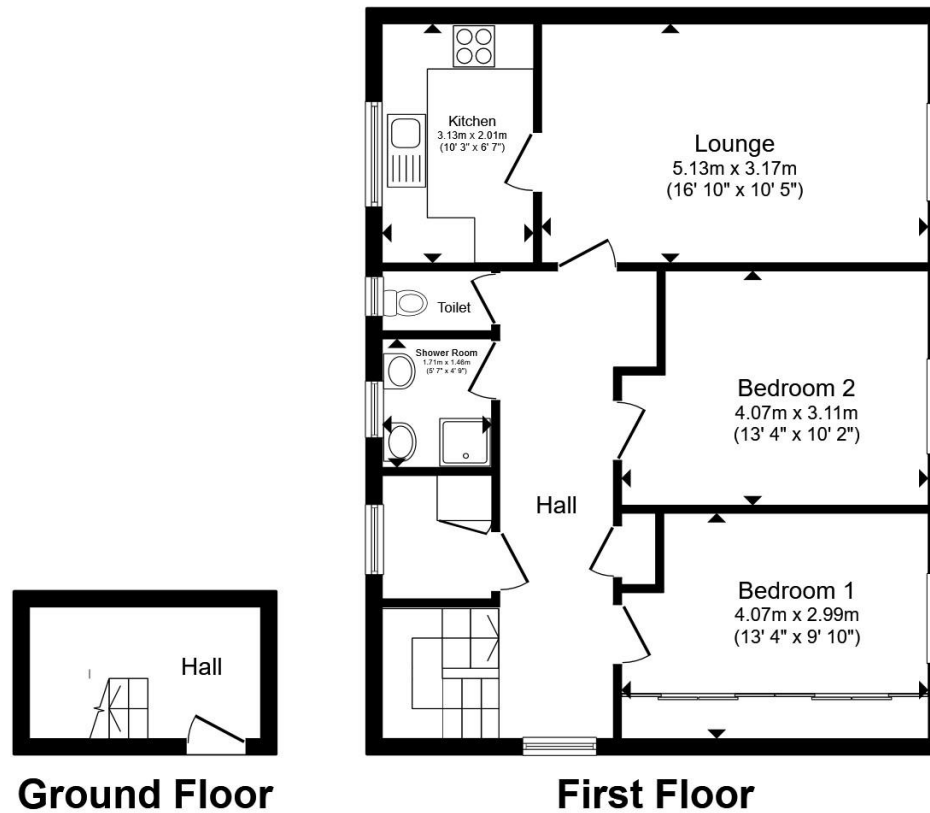


Beresford Adams are delighted to bring to the market this well presented two-bedroom 1st floor apartment provides convenient access to the city centre, transport links and local amenities and is being sold with NO ONWARD CHAIN.

The property features New composite front door, UPVC double glazing, gas central heating, entrance hallway, spacious & bright living room, kitchen with wall & floor based cupboards and integral oven, family walk-in shower room and two double bedrooms. Externally, there is a low-maintenance path leading to the property and front communal garden.

Situated in a sought-after location of Acton, Wrexham this property offers convenient access to the city centre and surrounding areas. The location benefits from nearby motorway connections, excellent public transport, and a range of amenities including shops, schools, healthcare, and leisure facilities. Wrexham itself is a vibrant city, home to cultural attractions, restaurants, and the recently established Wrexham AFC stadium developments. The area combines the convenience of urban living with the charm of nearby countryside and green spaces, making it a desirable place to live for professionals, families, and retirees alike.





Total floor area 73.9 m² (796 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io





Council Tax Band: **TBC**

Tenure: **Leasehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01978 265467

E: wrexham@beresfordadams.co.uk

53 Hope Street, Wrexham, Wreccsam, LL11 1BE

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Beresford Adams is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

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