



11 Cunningham Avenue

Wrexham, LL13 8SY

Open To Offers £120,000



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To The Front

To the front of the property, a gated entrance provides access via a pathway leading to the front entrance door. The front garden is predominantly laid to lawn and enclosed by fencing.

Entrance Hall

Entered via a uPVC entrance door, the entrance hall features vinyl flooring, a double panel radiator and ceiling light point. Carpeted stairs rise to the first floor accommodation, with doors leading to the lounge.

Lounge

A comfortable reception room featuring a uPVC double glazed window to the front elevation, allowing plenty of natural light. The room benefits from fitted carpet, a double panel radiator, ceiling light point and power points, with a door leading through to the kitchen.

Kitchen/Diner

Fitted with a range of wall and base units incorporating work surfaces, together with a stainless steel sink unit with mixer tap and complementary splashback tiling. The kitchen benefits from wet room style flooring, a wall-mounted boiler, understairs storage cupboard and a uPVC double glazed window overlooking the rear garden. There is space for a cooker, fridge freezer, washing machine and tumble dryer. Additional features include a double panel radiator, ceiling light point and a uPVC door providing direct access to the rear garden.

Stairs to the First Floor

The first floor landing features fitted carpet, ceiling light point and a useful storage cupboard. Doors lead to both bedrooms and the family bathroom.

Bedroom One

A well-proportioned double bedroom benefiting from fitted carpet, a uPVC double glazed window to the front elevation, double panel radiator and ceiling light point.

Bedroom Two

A good-sized second bedroom featuring fitted carpet, a uPVC double glazed window to the rear elevation, double panel radiator and ceiling light point.

Family Bathroom

Fitted with a panelled bath with separate hot and cold taps and handheld shower attachment, low flush WC and wash hand basin with separate hot and cold taps. The bathroom benefits from wet room style flooring, partially tiled walls, a uPVC double glazed frosted window to the rear elevation and ceiling light point.

To The Rear

The rear garden has been designed for ease of maintenance, being predominantly paved to provide generous patio space. Double gates to the rear provide off-road parking, and there is also a detached brick-built store, ideal for additional storage.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce

identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

Services.

The agents have not tested the appliances listed in the particulars.

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts

Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

Tenure

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

DISCLAIMER.

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.



Road Map



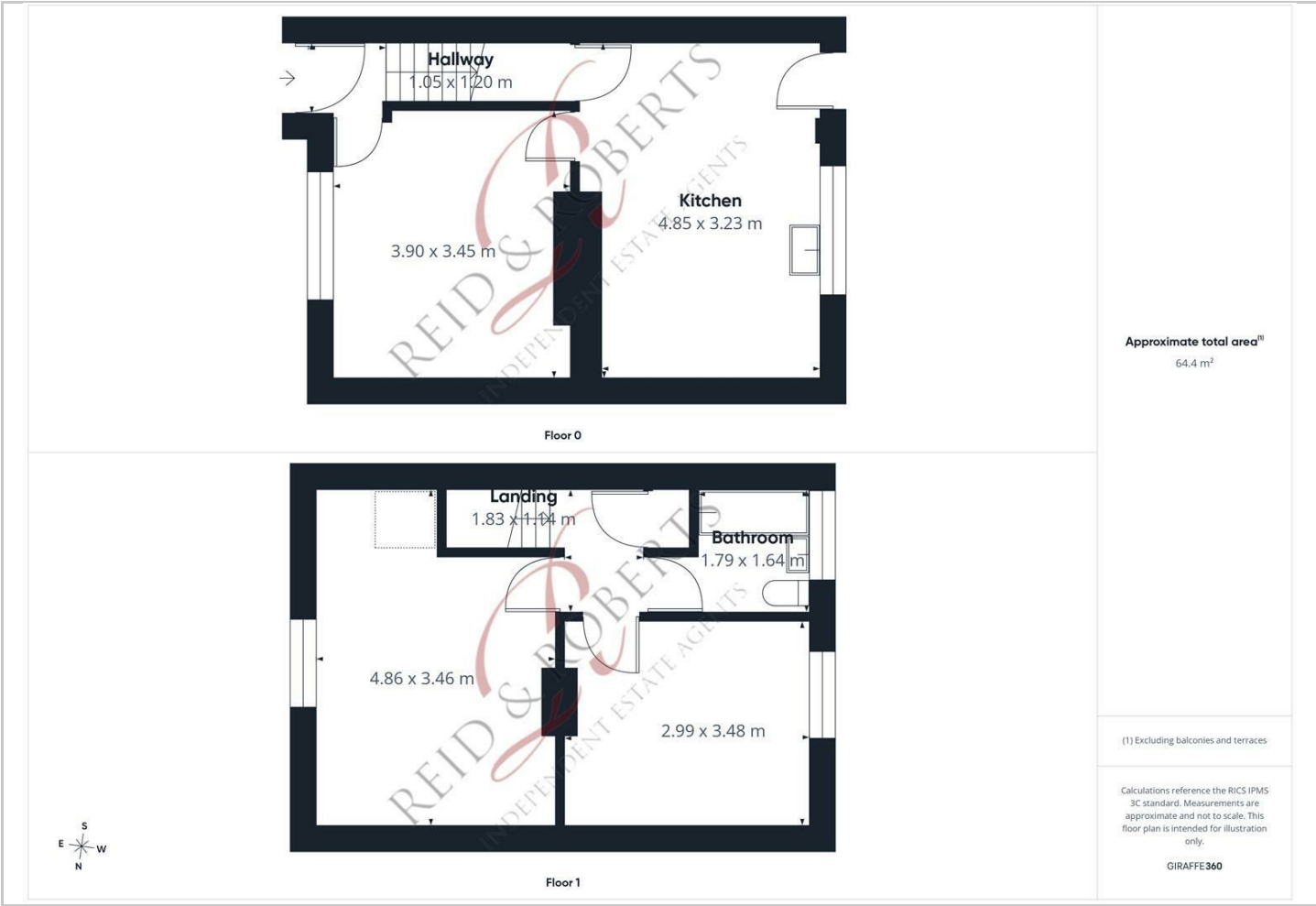
Hybrid Map



Terrain Map



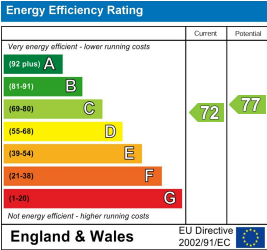
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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