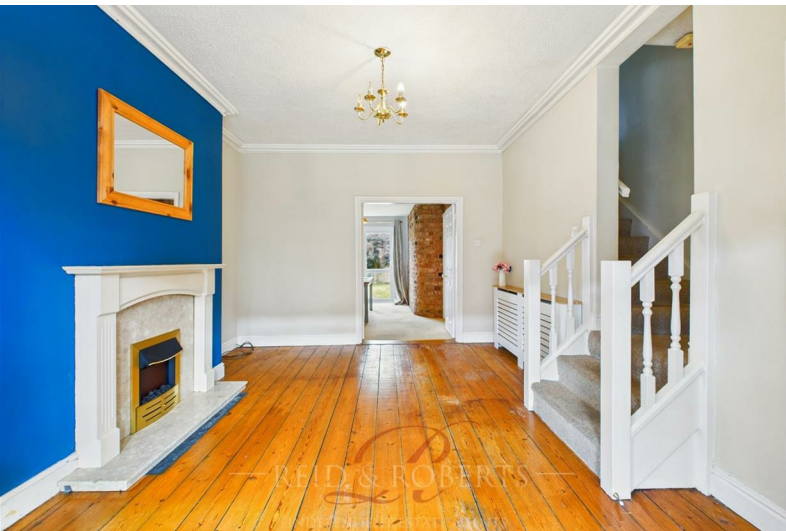




9 Spring Road

Wrexham, LL11 2LU

£170,000





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## Entrance

Approached via steps leading to a UPVC double glazed door, with partial brick walls and partial wooden ceiling. Benefitting from UPVC double glazed windows to the front and side elevations, with door access to the lounge and a useful coat storage area.

## Lounge

UPVC double glazed bay window to the front elevation, wood flooring, coal effect gas fire set on a marble hearth, TV and telephone points, double panelled radiator, and stairs rising to the first-floor accommodation. Double doors open into the dining

## Dining Room

Featuring a UPVC door with matching side window to the rear elevation, carpet flooring, panelled radiator, partial exposed brick feature wall, and ceiling light point. Door leads through to the kitchen.

## Kitchen

Fitted with a range of wall, drawer, and base units with complementary worktop surfaces over. Inset 1½ stainless steel sink unit with mixer tap, space for washing machine, integrated 'Indesit' oven with four ring electric hob, tiled flooring, exposed brick walls, double panelled radiator, and wall-mounted Worcester boiler. Doors give access to the cellar and a UPVC door to the side elevation leading to the rear.

## Cellar

Useful storage space with lighting point and housing the electric meter.

## Stairs to first floor accomodation

Carpeted stairs and landing, ceiling light point, loft access, built-in storage cupboard, and doors off to all bedrooms and bathroom.

## Bedroom One

A spacious double bedroom with UPVC double glazed window to the rear elevation, wood flooring, panel radiator, ceiling light point, and telephone point.

## Bedroom Two

UPVC double glazed window to the front elevation, carpet flooring, panel radiator, and fitted wardrobes/dresser with hanging rails.

## Bedroom Three

UPVC double glazed window to the front elevation, wood-effect laminate flooring, panel radiator, ceiling light point, and built-in storage cupboard with shelving and hanging space.

## Bathroom

Fitted with a four piece suite comprising walk-in 'Triton Madrid' electric shower cubicle, panelled bath, low-level WC, and wash hand basin. UPVC double glazed frosted window to the rear elevation, panel radiator, and laminate flooring.

## Outside

To the rear, the property offers a lawned garden enclosed by fencing with a seating patio area. Gate gives access to the side leading to the garage.

## 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.

Tel: 01978 353000

### 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.

### 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.

### 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.

### 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.

### Services.

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

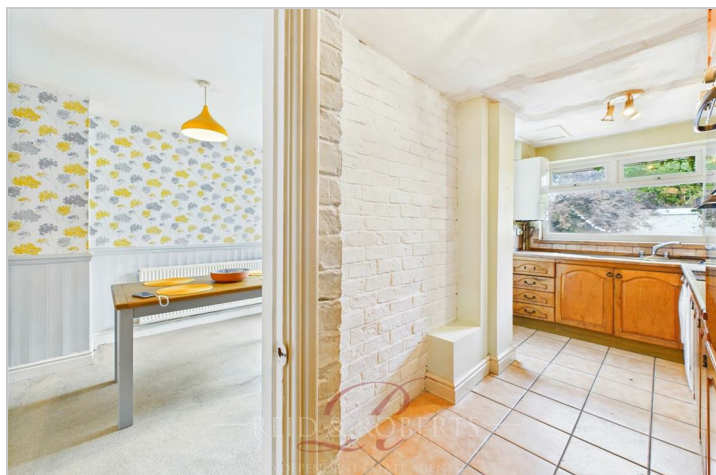
### Loans.

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

### Hours Of Business.

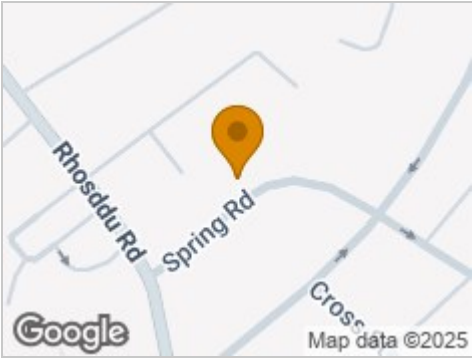
Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm





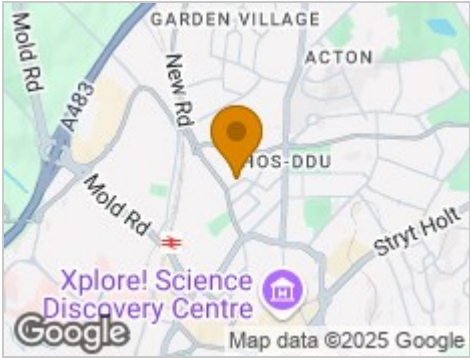
Road Map



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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