REID & ROBERTS

INDEPENDENT ESTATE AGENTS

29 Osborne Street

Rhosllanerchrugog, Wrexham, LL14 2HT

Offers In The Region Of £124,995

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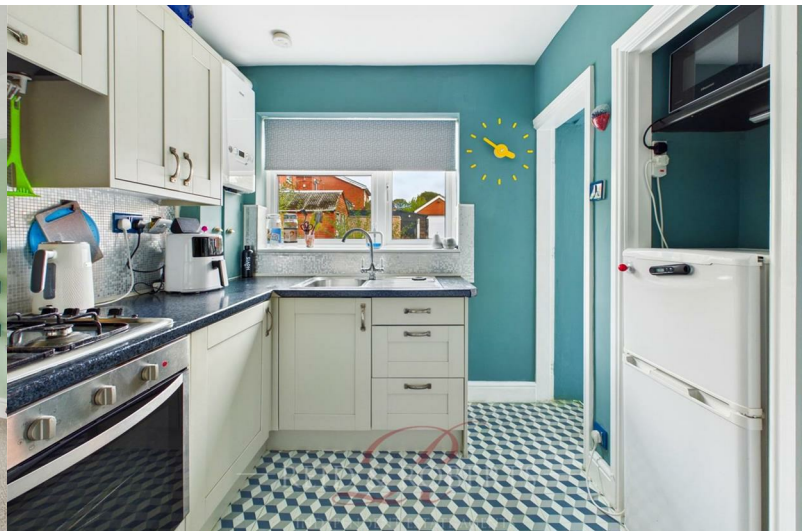

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To The Front

To the front of the property is a gravelled area with metal gates providing access to off-road parking and the garage, which benefits from an up-and-over door.

Entrance Hallway

A welcoming entrance hallway with carpeted flooring, a double panelled radiator and ceiling light point. Doors lead off to all of the accommodation.

Lounge

A spacious lounge featuring carpeted flooring and a bay window to the front elevation, allowing plenty of natural light into the room. The room also benefits from a feature fireplace, double panelled radiator and ceiling light point.

Kitchen

Fitted with a range of wall and base units with complementary splashback tiling, incorporating a built-in Indesit oven with a four-ring gas hob and extractor fan above. There is a stainless steel mixer tap, UPVC double glazed window to the rear elevation, wall-mounted Ideal boiler, space for a fridge freezer and washing machine, double panelled radiator and ceiling light point. An opening leads through to the rear porch, providing access to the rear garden.

Bedroom One

A great sized bedroom with carpeted flooring, a UPVC double glazed window to the rear elevation, double panelled radiator and ceiling light point.

Bathroom

Fitted with vinyl flooring and partially tiled walls, comprising a low flush WC, wash hand basin with separate hot and cold taps, and a panelled bath with mixer tap. The bath benefits from a shower screen and waterfall shower, along with a separate handheld shower attachment. There is also a frosted UPVC double glazed window to the rear elevation, double panelled radiator and ceiling light point.

To The Rear

To the rear is an easily maintained garden area, ideal for outdoor seating and enjoying the warmer months.

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.

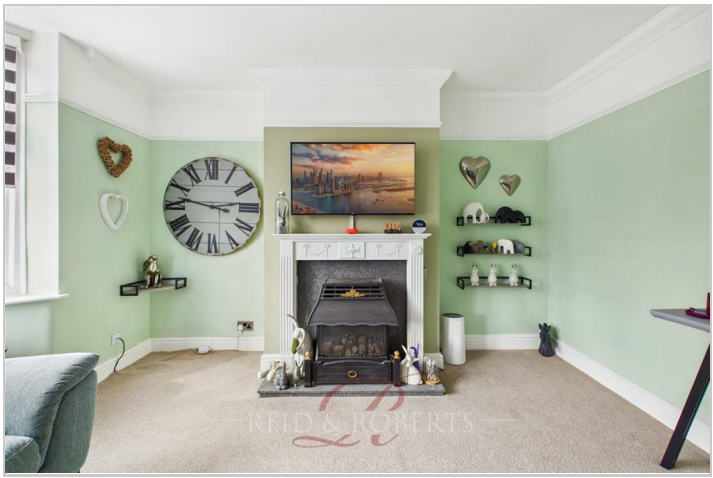
Monday - Friday 9.15am - 5.00pm
Saturday 9.15am - 4.00pm

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.

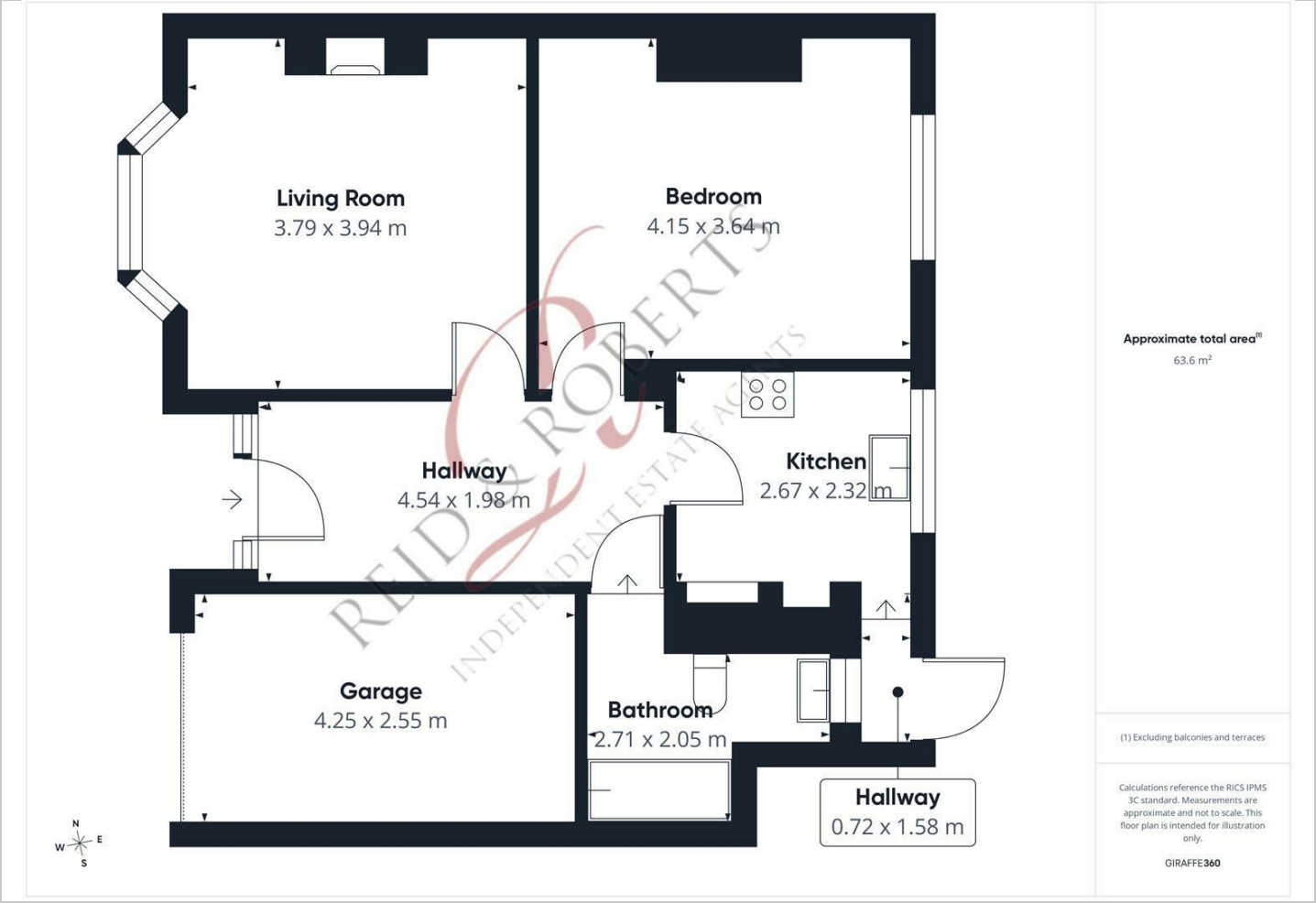


Road Map

Hybrid Map

Terrain Map

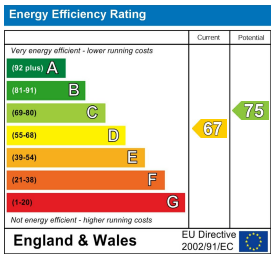
Floor Plan



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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