



14 Albert Street

Wrexham, LL13 8NT

£125,000



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## Entrance Hall

The property is approached via gated access, leading to a stoned frontage. Steps lead up to the front entrance. Entry is via a UPVC double glazed door into the hallway, which features carpeted flooring, a panelled radiator, and ceiling spotlights. Opening into the:

## Lounge / Diner

The lounge/dining area has an open plan layout with carpeted flooring, two panelled radiators, and a double glazed window to the front elevation. A coal effect gas fire set on a marble hearth. The room benefits from a useful downstairs storage area. A decorative low level brick feature wall with inset display shelving, television point and telephone point. An internal serving hatch and an opening provide access through to the kitchen. Ceiling light point and two wall light points.

## Kitchen

Houses a range of wall, drawer, and base units with complementary worktop surfaces over, incorporating a stainless steel sink unit. Appliances include an integrated 'Logik' oven with a four ring gas hob and extractor fan above, an integrated dishwasher, and space for a fridge/freezer. Additional features include vinyl flooring, part tiled walls, and a door leading to the rear garden.

## Bedroom One

Features a UPVC double glazed window to the front elevation, a panelled radiator, a ceiling light point, and power sockets.

## Bedroom Two

Features a UPVC double glazed window to the rear elevation, a television point, and power sockets.

## Shower Room

Comprises a low level WC, a wash hand basin, and a step up tiled shower cubicle with an electric Triton shower and waterfall style shower head. Mosaic tiled effect flooring, a panelled radiator, and access to the loft. Storage cupboard houses the hot water tank.

## Outside

The rear garden is laid to stone, providing a low maintenance outdoor space suitable for seating and dining. A detached outbuilding is located to the rear of the garden for storage. Boundaries are defined by fencing and brick walling, with access for neighbouring properties typical of terraced properties.

## 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.

## 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.

## 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

Tel: 01978 353000

the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### 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.

### Loans.

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

### Services.

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

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

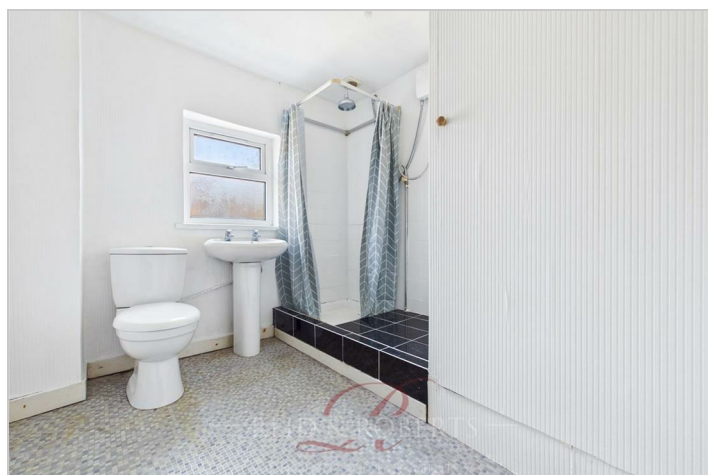
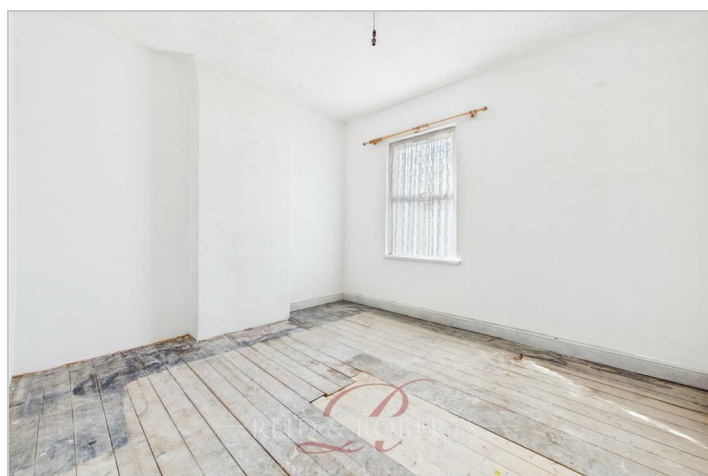
Saturday 9.15am - 4.00pm

### Tenure

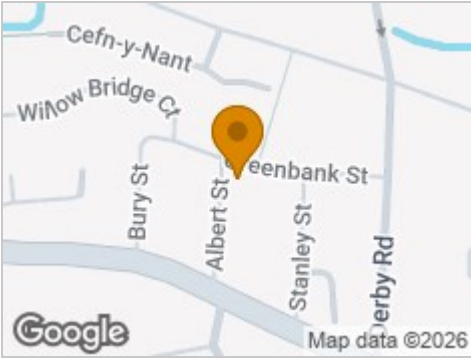
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

### 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



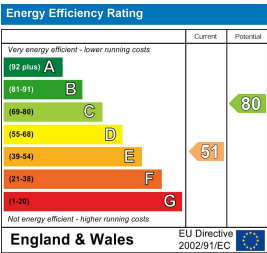
Floor Plan



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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