



## 88 Lamberton Drive

Brymbo, Wrexham, LL11 5FN

Chain Free £195,000



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## Entrance Hall

The property benefits from off-road parking to the front. The property is approached via a composite entrance door leading into the hallway. The hallway features carpeted flooring, a double panelled radiator, and a ceiling light point. Stairs rise to the first floor accommodation. Doors leading off to the kitchen, WC, and lounge.

## Lounge

The lounge features carpeted flooring, a double panelled radiator, and a ceiling light point. A UPVC double glazed window and patio doors to the rear elevation allow for plenty of natural light and provide access to the rear garden.

## Downstairs W.C

Fitted with a low level WC and wash hand basin. The room also benefits from carpeted flooring, a panelled radiator, and a UPVC double glazed frosted window to the front elevation.

## Kitchen

The kitchen is fitted with a range of wall, drawer, and base units with complementary worktop surfaces over, incorporating a stainless steel sink unit with mixer tap. Integrated 'Zanussi' oven with a four ring electric hob and extractor fan above. Additional space is provided for a washing machine, dishwasher, and freestanding fridge freezer. Further features include vinyl flooring, a double panelled radiator, a ceiling light point, and a UPVC double glazed window to the front elevation. Cupboard housing 'ideal' combi boiler.

## To the First floor accommodation

The landing features carpeted flooring, a ceiling light point, and access to the loft. Doors lead off to the bedrooms, main bathroom, and a useful storage cupboard.

## Bedroom One

Features carpeted flooring, a double panelled radiator, and

a ceiling light point. A UPVC double glazed window to the rear elevation. A door provides access to the ensuite.

## Ensuite

Fitted with a suite comprising a walk in shower cubicle with mains shower, a wash hand basin, and a low level WC. The shower area is fully tiled. Additional features include carpeted flooring and a double panelled radiator.

## Bedroom Two

Features carpeted flooring, a double-panelled radiator, and a ceiling light point. A UPVC double glazed window to the front elevation.

## Bedroom Three

UPVC double glazed window to the rear elevation, carpeted flooring, ceiling light point and panelled radiator.

## Bathroom

Fitted with a three piece suite comprising a low level WC, a panelled bath with mixer tap over, and a wash hand basin. The room also benefits from a UPVC double glazed frosted window to the front elevation and a shaver point.

## Outside

The property benefits from an enclosed rear garden, mainly laid to lawn and surrounded by fencing, providing a private outdoor space.

## 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.

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.

### 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.

### 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 LEASHOLD 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.



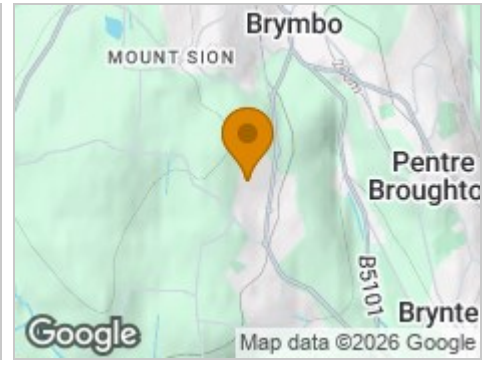
## Road Map



## 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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