REID & ROBERTS

INDEPENDENT ESTATE AGENTS



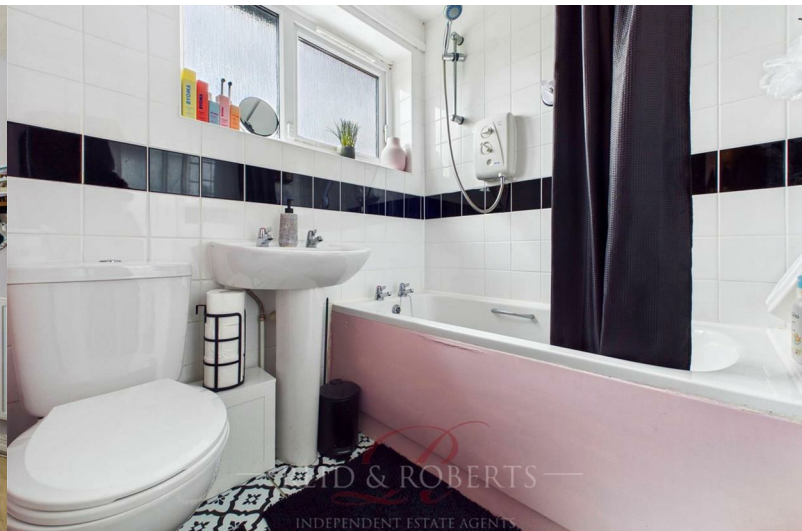
6 Wilson Avenue

Wrexham, LL13 8TA

£155,000

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To The Front
To the front of the property is a gravelled area providing off-road parking together with a pathway leading to the entrance door.

Living Room
11'4" x 16'0" (3.47m x 4.88m)
A well presented lounge featuring wood effect laminate flooring, UPVC double glazed window to the front elevation allowing for natural light, double panelled radiator, and ceiling light point. A door provides access through to the kitchen.

Kitchen
11'3" x 16'1" (3.44m x 4.91m)
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 over. Additional features include tiled flooring, splashback tiling, space for an oven, washing machine, and tumble dryer, together with an extractor fan and ceiling light point.

First Floor Accommodation
8'7" x 5'11" (2.64m x 1.82m)
The landing features carpeted flooring, loft access, useful storage cupboard, and doors leading off to both bedrooms and the bathroom.

Bedroom One
11'5" x 16'0" (3.49m x 4.89m)
A spacious double bedroom featuring carpeted flooring, ceiling light point, double panelled radiator, and two UPVC double glazed windows to the front elevation allowing for plenty of natural light.

Bedroom Two
11'3" x 9'8" (3.43m x 2.95m)
Featuring carpeted flooring, ceiling light point, double panelled radiator, and a UPVC double glazed window to the rear elevation.

Bathroom
5'5" x 6'0" (1.67m x 1.84m)
Fitted with a three-piece suite comprising a panelled bath with electric shower over, wash hand basin with separate hot and cold taps, and low-level WC. Additional features include partially tiled walls, double panelled radiator, ceiling light point, and a UPVC double glazed window to the rear elevation.

To The Rear
The rear garden enjoys a lawned area, gravelled section, and patio seating area, creating an enjoyable outdoor space. Further benefits include a brick-built storage shed and a timber shed with power connected.

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.

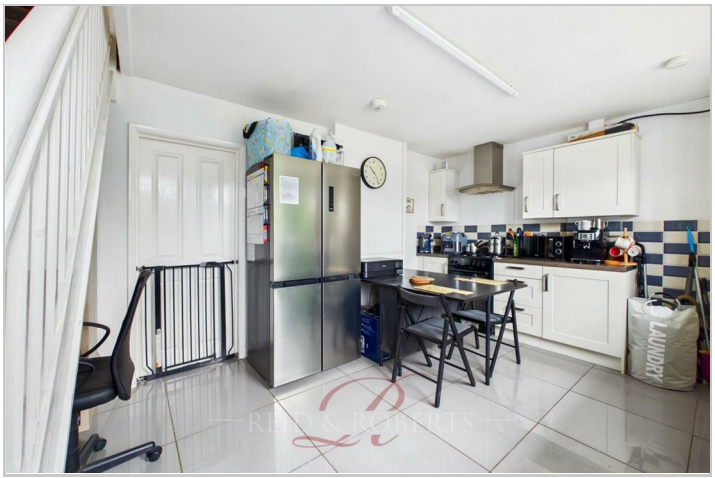
Loans.
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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.

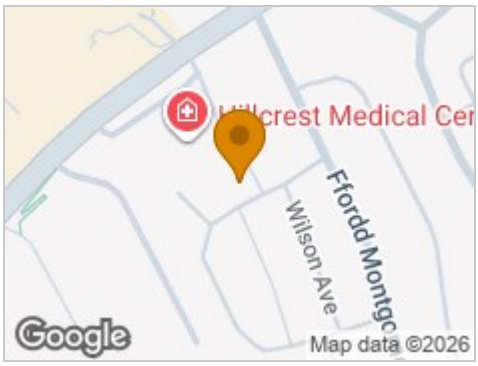








Road Map



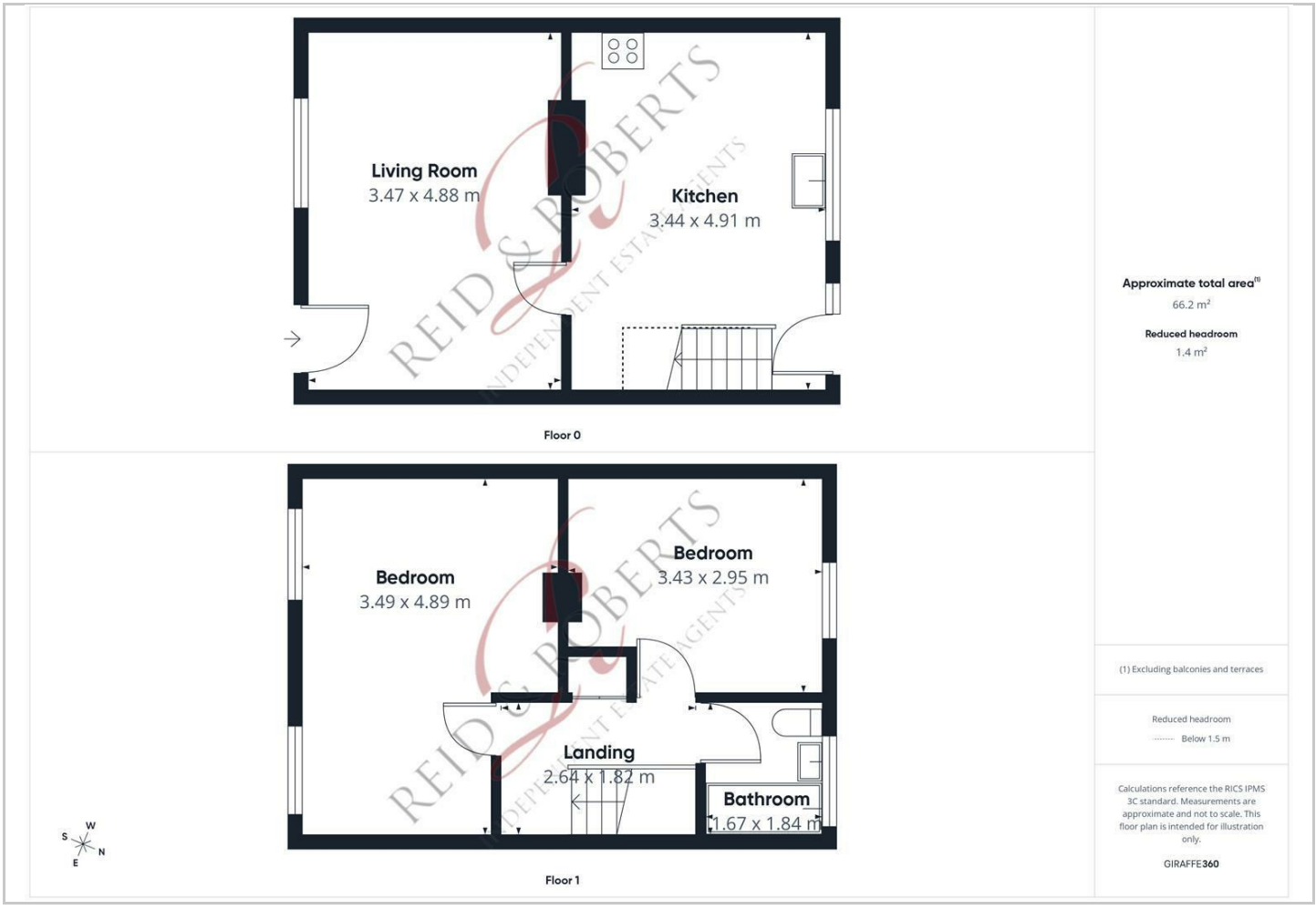
Hybrid Map



Terrain Map



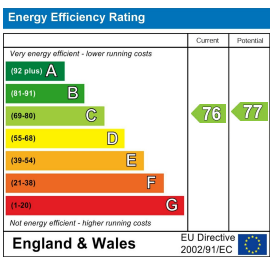
Floor Plan



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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