



59 Gerald Street

Wrexham, LL11 1EL

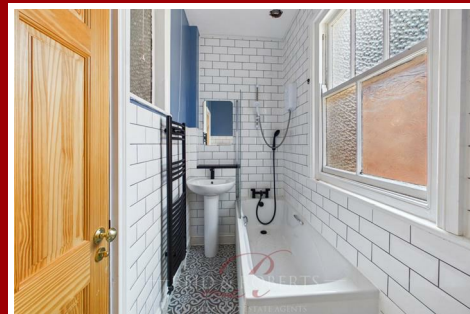
Offers Around £155,000



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Entrance Hallway

The entrance hall comprises a brick style floor, a double panel radiator, a telephone point, stairs rising to the first floor accommodation, and doors leading to the lounge and dining room.

Lounge

The lounge comprises carpeted flooring, a double panel radiator, a feature fireplace (not tested), television and telephone points, and a bay window to the front elevation.

Kitchen

Housing a range of wall, drawer and base units with work surfaces over, an inset stainless steel sink unit with mixer tap, an integrated oven with a four ring gas hob and extractor hood above, and space for a washing machine. Cupboard housing the hot water cylinder and wall mounted boiler below. Door to Pantry and door giving access to the rear.

Dining Room

Carpeted flooring, a double panel radiator, a ceiling light point, a feature fireplace (not tested), a window to the rear elevation, and an under stairs storage cupboard. The storage cupboard is P-shaped and extends beneath the staircase.

Stairs to the First Floor

Landing Area

Providing access to four bedrooms and the bathroom. The landing comprises carpeted flooring and a ceiling light point.

Bedroom One

Carpeted flooring, panel radiator, a ceiling light point, and a window to the front elevation.

Bedroom Two

Carpeted flooring, a double panel radiator, a feature fireplace (not tested), a ceiling light point, and a window to the rear elevation.

Bedroom Three

Comprises carpeted flooring, a double panel radiator, a ceiling light point, and a window to the front elevation.

Bedroom Four

Comprises carpeted flooring, a double panel radiator, a feature fireplace (not tested), a ceiling light point, access to the loft space, and a window to the rear.

Bathroom

Three piece suite with tiled flooring, partially tiled walls, a panelled bath with mixer tap and handheld shower attachment, a separate Triton electric shower, a wash hand basin with mixer tap, low level W.C a heated towel rail, a ceiling light point, and a frosted window to the side elevation.

Outside

The property is accessed via a shared pathway to the front, with a gated side access leading to the rear garden. To the front of the property is a slate chipped area.

The rear garden is accessed via the side gate or from the kitchen. Steps lead down to a low maintenance garden area. A satellite dish is mounted to the side elevation of the property. Further steps lead down to an external undercroft storage area located beneath the property.

EPC Rating.

TBC

Council Tax Band.

TBC

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

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.

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.

Tenure

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

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

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



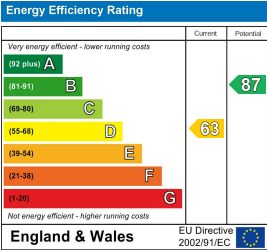
Floor Plan



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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