REID & ROBERTS

INDEPENDENT ESTATE AGENTS

24 Bellevue Road

Wrexham, LL13 7NH

Offers Over £275,000

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To the Front

To the front of the property, access is provided via a gate, with stone areas extending to the side and wrapping around the property. Brick built boundaries enclose the property, with a UPVC double glazed entrance door to the front and a further UPVC double glazed door to the side.

Entrance Hall

UPVC double glazed window to the rear elevation, newly fitted carpeted flooring, double panelled radiator, television point and two wall light points. Stairs rise to the first floor accommodation, with double doors leading into the lounge and further doors providing access to the open plan kitchen/diner.

Lounge

UPVC double glazed windows to the front elevation, two additional UPVC double glazed side windows and a further UPVC double glazed window to the rear elevation. newly fitted Carpeted flooring, feature fireplace, recessed shelving area, two double panelled radiators, telephone point and two ceiling light points.

Kitchen / Dining Room

Newly fitted kitchen comprising, UPVC double glazed windows to the front elevation, together with two additional UPVC double glazed side windows, and UPVC double glazed doors providing access to the side/rear of the property. Vinyl flooring, a range of wall, drawer and base units, stainless steel sink unit with mixer tap over, wall-mounted Worcester boiler, double panelled radiators, built-in Lamona oven with four-ring electric hob and extractor fan above, feature fireplace and television point.

Stairs to the Frist Floor

UPVC double glazed window to the front elevation, newly fitted carpeted flooring and ceiling light point, with access to the bedrooms and bathroom.

Bedroom One

Two UPVC double glazed windows to the front elevation, newly fitted carpeted flooring, television point and double panelled radiator.

Bedroom Two

Two UPVC double glazed windows to the front elevation and a further UPVC double glazed window to the side elevation. Newly fitted Carpeted flooring, double panelled radiator, television point and built-in storage with shelving, hanging rail and overhead storage.

Bedroom Three

UPVC double glazed windows to the rear elevation, newly fitted carpeted flooring, cast iron feature fireplace, television point and double panelled radiator. Access to the loft.

Bathroom

UPVC double glazed frosted window to the side elevation. Vinyl flooring, wash hand basin, panelled bath with handheld shower attachment and low-level flush WC. Double panelled radiator and storage cupboards with shelving and overhead storage.

To the Rear

To the rear of the property, there is off-road parking and outbuildings perfect for additional storage 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.

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.

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

Road Map

Hybrid Map

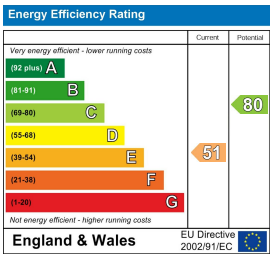
Terrain Map

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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