



5 Alexandra Road

Wrexham, LL13 7SL

Offers In The Region Of £115,000



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Entrance Hallway

Approached via a composite entrance door, the welcoming entrance hall features laminate flooring, a panelled radiator and inset ceiling spotlights. Stairs rise to the first-floor accommodation, with doors providing access to the lounge and dining area.

Lounge

The lounge features carpeted flooring, a UPVC double glazed window overlooking the front elevation, double panelled radiator, ceiling light point and television point. A feature fireplace housing a coal-effect fire sits upon a tiled hearth, creating an attractive focal point to the room. An opening leads through to the dining area.

Dining Room

A well-proportioned dining area with carpeted flooring, a UPVC double glazed window overlooking the rear elevation, double panelled radiator and ceiling light point. The room also benefits from an understairs storage cupboard.

Kitchen

Fitted with a range of wall and base units, the kitchen features vinyl and partially tiled walls. There is an integrated gas hob with extractor fan above, integrated eye-level double oven, integrated fridge/freezer and a stainless steel sink unit with mixer tap over. Further features include a wall-mounted boiler, space and plumbing for a washing machine and a UPVC double glazed window overlooking the side elevation.

A UPVC door provides access to the rear courtyard.

First Floor Accommodation

The first-floor landing features carpeted flooring, a ceiling light point and access to the loft space. Doors lead to the two bedrooms and family bathroom.

Bedroom One

A well proportioned main bedroom featuring carpeted

flooring, two UPVC double glazed windows overlooking the front elevation, a double panelled radiator and ceiling light point.

Bedroom Two

A further well proportioned bedroom featuring laminate flooring, a UPVC double glazed window overlooking the rear elevation, double panelled radiator, ceiling light point.

Family Bathroom

The family bathroom features vinyl flooring, a panelled radiator and partially tiled walls. The three-piece suite comprises a panelled bath with electric shower over, wash hand basin and low-level flush WC. Further features include inset ceiling spotlights and a UPVC double glazed frosted window overlooking the rear elevation.

There is also a useful storage cupboard housing the water tank.

Rear Courtyard

The property benefits from a low-maintenance, L-shaped courtyard area. A gate provides access to the rear, offering convenient access for bin use.

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.

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.

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

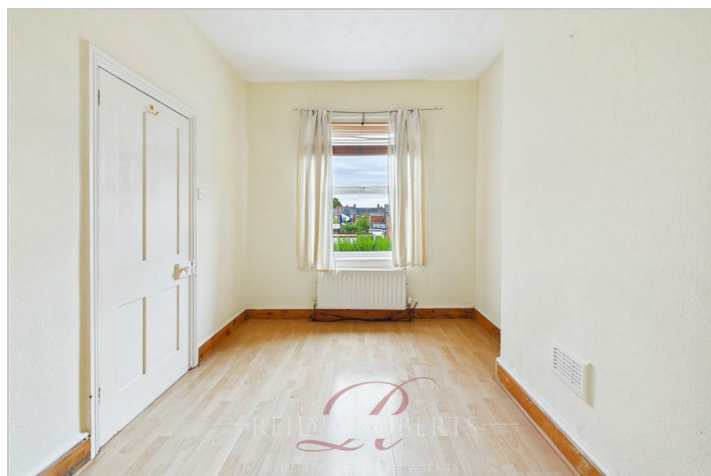
Saturday 9.15am - 4.00pm

Tenure

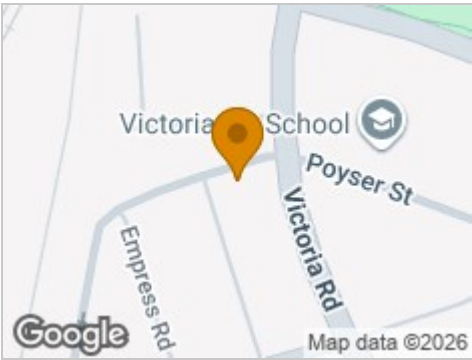
We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

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



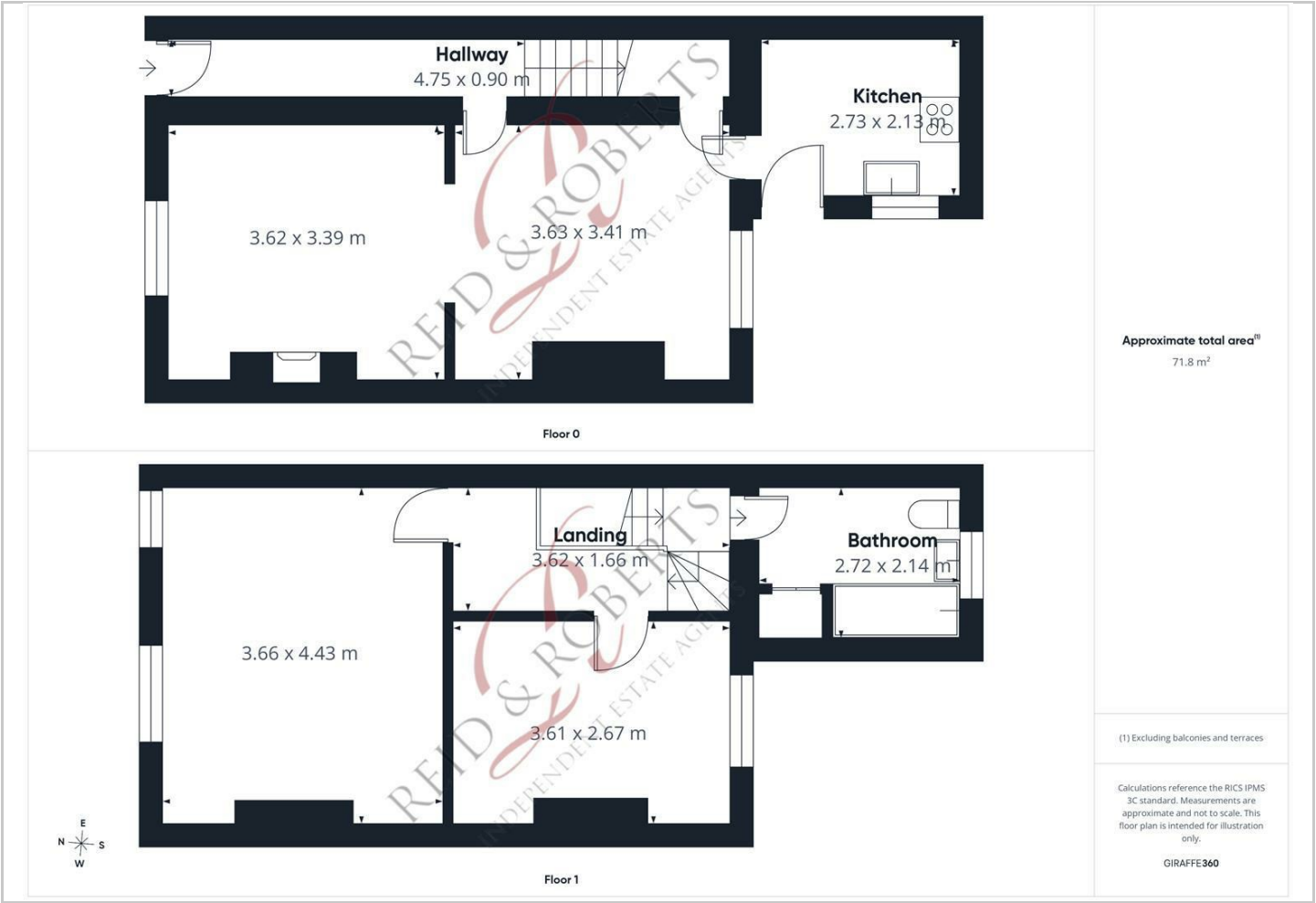
Hybrid Map



Terrain Map



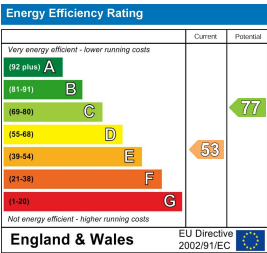
Floor Plan



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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