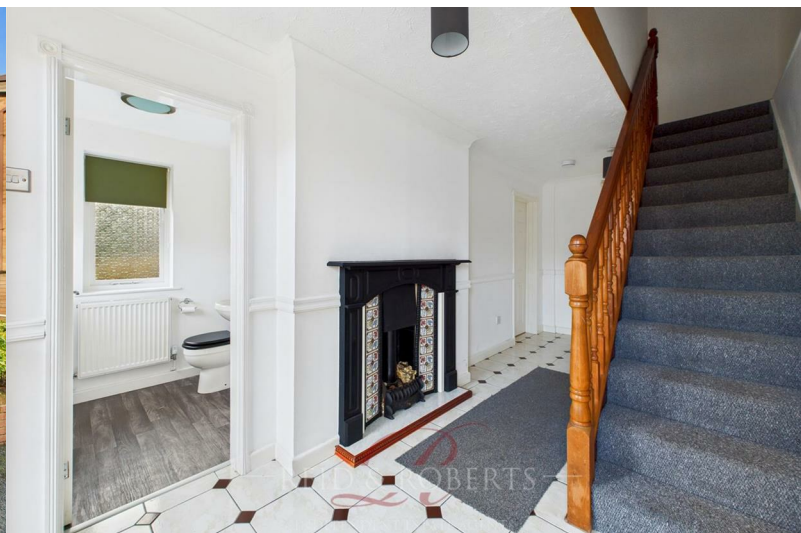




1 The Orchards

Wrexham, LL13 0NR

Chain Free £290,000



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To the Front

The property is approached via off-road parking area with access to both sides of the house. To the left-hand side, double wooden gates provide useful access through to the rear garden and the double garage. Steps rise to a wood effect double glazed entrance door, creating a welcoming approach.

Entrance Hall

A generous and inviting entrance hall featuring tiled flooring, a panelled radiator and stairs rising to the first-floor accommodation. A feature cast iron fireplace set on a marble hearth adds character, ceiling light point and useful under stairs storage area. Doors lead to the Downstairs W.C., Lounge, Dining Room, Kitchen and a further storage cupboard housing the Worcester boiler.

Downstairs WC

Convenient ground floor W.C fitted with vinyl flooring, wash hand basin with mixer tap and tiled splashback, low-level W.C, double panelled radiator and ceiling light point. Two frosted windows to the front and side elevations.

Lounge

A bright and spacious reception room benefiting from windows to the front and side elevations, allowing plenty of natural light. Featuring wooden flooring, double panelled radiator, television and telephone points. The original fireplace has been closed off but retains an attractive marble hearth. The room flows openly into the dining area.

Dining Room

Featuring wooden flooring, panelled radiator, ceiling light point and UPVC double glazed sliding doors to the rear elevation. Door leading into:

Kitchen

Fitted with a range of wall, drawer and base units offering ample storage with complementary worktop surfaces over. Space for 'Logik' cooker with four-ring gas hob and extractor fan above, along with a stainless steel sink unit with mixer tap over. Finished with wood-effect laminate flooring. Window to the rear elevation, French doors open into the conservatory.

Panelled radiator, void and plumbing for a washing machine, and a door to the side elevation. A further door leads to the pantry, which benefits from a window.

Conservatory

A useful additional reception space with tiled flooring, power points and windows surrounding, creating a light and airy room ideal for relaxing or entertaining. A door provides direct access to the rear garden.

To the first floor

Landing Area

Carpeted flooring, ceiling light point, access to the loft and doors off to Bedrooms, Bathroom and Airing Cupboard housing the water tank.

Bedroom One

A spacious double bedroom with windows to the front and side elevations, carpeted flooring, panelled radiator and ceiling light point. A bi-folding door leads through to:

En Suite

Comprising a walk-in shower cubicle with tiled walls and Triton electric shower, wash hand basin, low-level flush W.C, panelled radiator, frosted window to the front elevation, shaver point and ceiling light point. Finished with vinyl flooring.

Bedroom Two

Double bedroom featuring carpeted flooring, panelled radiator, window to the rear elevation and ceiling light point.

Bedroom Three

Carpeted flooring, panelled radiator, UPVC window to the rear elevation and built-in wardrobes with shelving, plus fitted dressing table with drawers.

Bedroom Four

Built-in single bed with drawers, panelled radiator, UPVC window to the front elevation, ceiling light point and carpeted flooring.

Family Bathroom

Fitted with a three piece suite comprising a panelled bath, wash hand basin and low-level flush W.C. Finished with vinyl flooring, fully tiled walls, heated towel rail, shaver point and a frosted window to the rear elevation.

Tel: 01978 353000

Outside

The property enjoys a particularly spacious outdoor area, offering additional off-road parking and access to the double garage with up-and-over door. The garden is designed for ease of maintenance, laid mainly to lawn and bordered by a variety of mature shrubs, trees, bushes and hedging, with fencing to all boundaries providing a good degree of privacy.

Garage

A double brick built garage fitted with an up-and-over door, benefiting from power and lighting, and a window to the side elevation. Providing excellent storage or workshop potential.

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.

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.

Services.

The agents have not tested the appliances listed in the particulars.

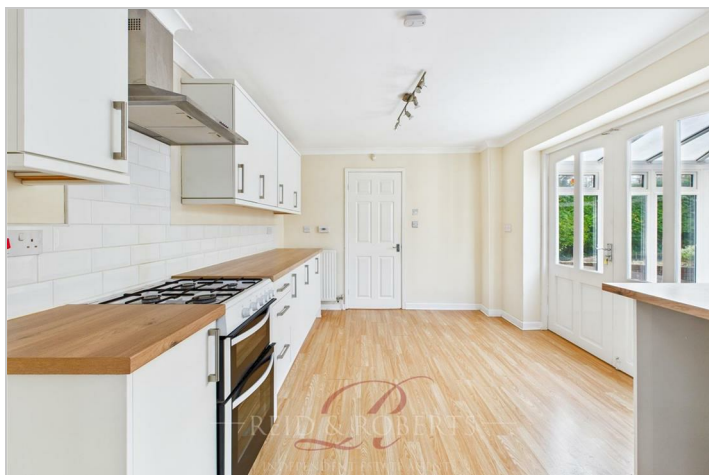
Loans.

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



Road Map



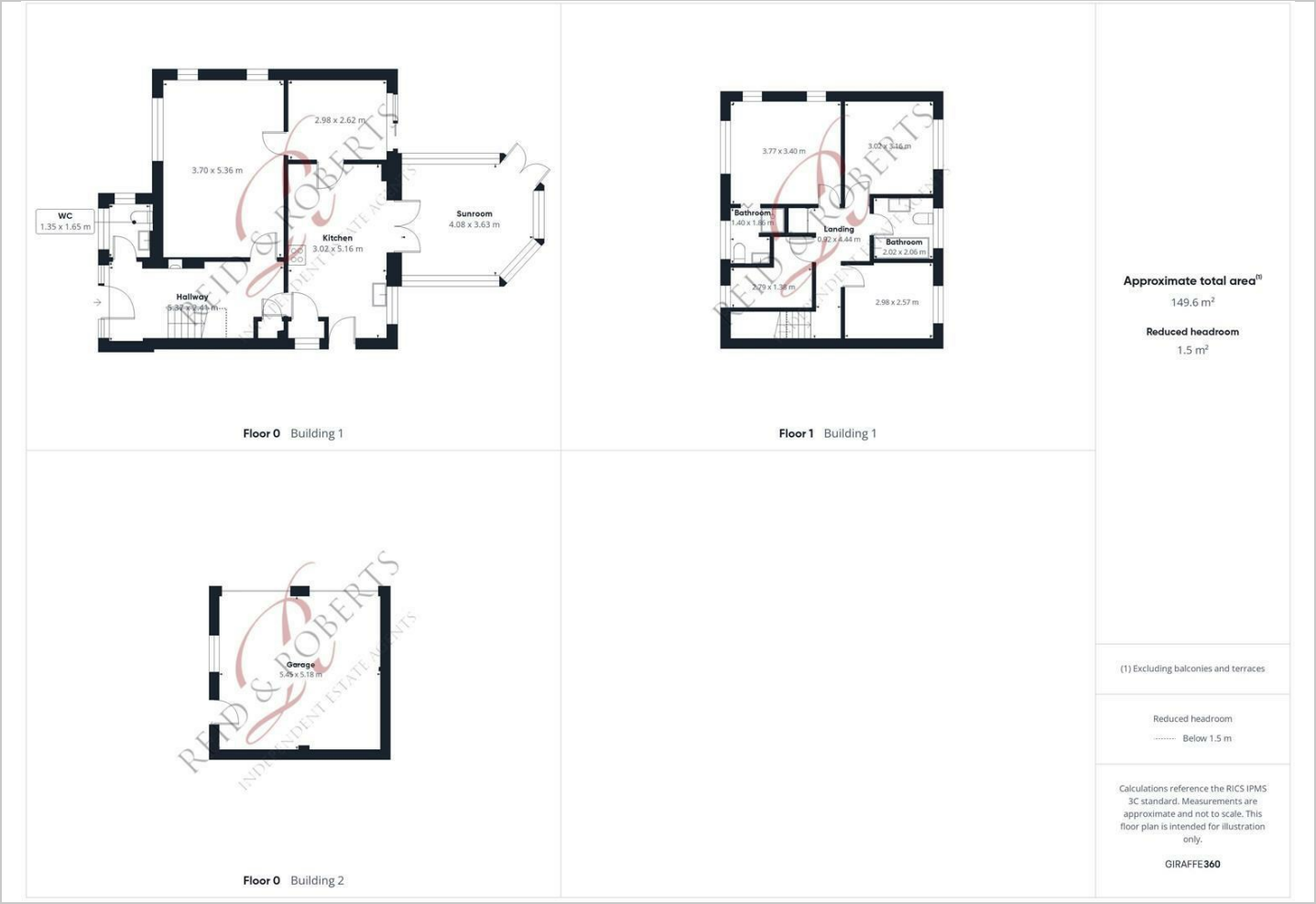
Hybrid Map



Terrain Map



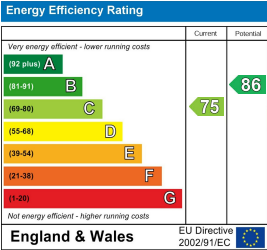
Floor Plan



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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