REID & ROBERTS

INDEPENDENT ESTATE AGENTS



35 North Avenue

Ruabon, Wrexham, LL14 6BE

£165,000

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Entrance Hall
The property is approached via a UPVC double glazed entrance door, opening into the entrance hall, with stairs rising to the first floor accommodation, a built in storage cupboard, door leading into the lounge and an open access leading into the kitchen.

Lounge
UPVC double glazed windows to both the front and rear elevations, laminate flooring, a coal effect electric fire set upon a marble hearth, two double panelled radiators and a ceiling light point.

Kitchen
Housing a range of wall, drawer and base units with complementary worktop surfaces over, incorporating a stainless steel sink unit with mixer tap. There is space for an electric oven with four ring gas hob and extractor fan over, washing machine, dishwasher and free standing fridge freezer. Further features include built in storage cupboards, additional overhead storage, a designated dining area and a double panelled radiator. UPVC double glazed windows to the rear and side elevations, together with a UPVC double glazed door to the side elevation providing access to the rear garden.

Stairs to the First Floor

Landing
UPVC double glazed window to the rear elevation, with doors leading off to three bedrooms and the family bathroom.

Bedroom One
UPVC double glazed window to the front elevation, laminate flooring, a double panelled radiator and a range of built in wardrobes with overhead storage. The room further benefits from an additional built in cupboard housing the Ideal Logic combi boiler, alongside a separate built in double door wardrobe incorporating hanging rails and shelving.

Bedroom Two
UPVC double glazed window to the front elevation, laminate flooring, a double panelled radiator, telephone point and ceiling light point.

Bedroom Three
UPVC double glazed window to the rear elevation, laminate flooring and a ceiling light point.

Bathroom
Three piece suite fitted with a corner shower enclosure incorporating a mains fed waterfall shower head and separate handheld shower attachment, a wash hand basin with mixer tap set within a vanity unit and a low level flush WC with integrated bidet functionality. UPVC double glazed frosted window to the rear elevation, a double panelled radiator and a ceiling light point.

Outside
To the front, the property benefits from ample off road parking and gate leading to the rear gardens. To the rear, accessed via the kitchen or front gate, is a generous sized garden, predominantly laid to lawn, with fenced boundaries. The garden further benefits from a wooden gazebo style seating area, ideal for outdoor dining and entertaining.

There is also an outbuilding providing useful additional storage, benefiting from power and lighting, with space for a tumble dryer and freezer. This offers excellent potential for use as a utility area or further storage.

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.

EPC Rating.

TBC

Council Tax Band.

Council Tax Band C

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.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm
Saturday 9.15am - 4.00pm









Road Map



Hybrid Map



Terrain Map



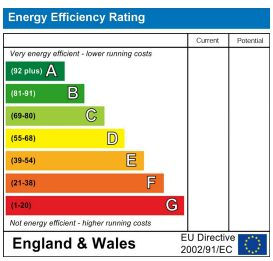
Floor Plan



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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