REID & ROBERTS

INDEPENDENT ESTATE AGENTS

Kings Marsh Barton Road

Barton, Malpas, SY14 7HU

No Onward Chain £325,000

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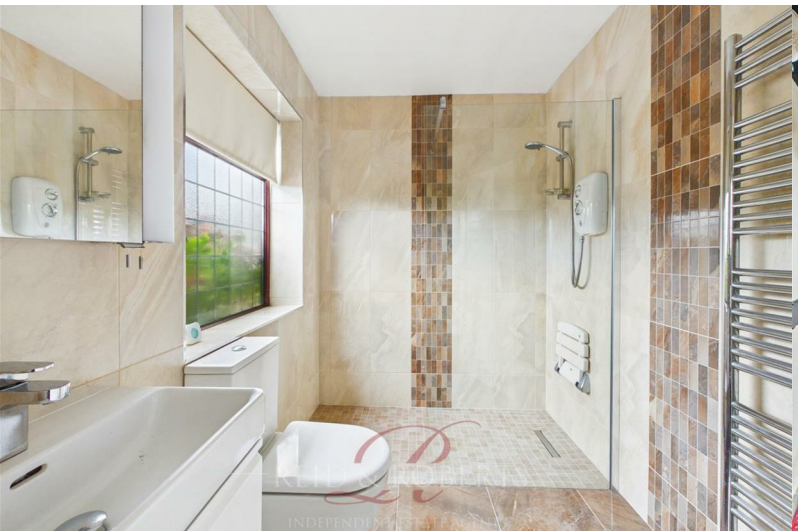

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Entrance
Approached via entrance door with a central glazed feature panel, the entrance has ceiling light point, stairs rising to the first floor accommodation and doors leading off to the lounge and wet room.

Lounge
Carpeted flooring, double glazed windows to the front elevation, a panel radiator and feature fireplace within the chimney breast. There are wall and ceiling light points, together with telephone and television points. The room also benefits from attractive decorative beams and two recessed built in storage benches with hinged seating, providing useful additional storage whilst adding character to the room. Double doors lead through to the conservatory, with a further door providing access to the kitchen.

Conservatory
Features UPVC double glazed windows surrounding the room and UPVC double glazed French doors opening onto the rear. Electric points, carpeted flooring and a ceiling light point.

Kitchen
Housing a range of wall, drawer and base units with complementary worktop surfaces over. Integrated appliances include an oven and extractor fan, together with an integrated fridge freezer. There is also a composite sink unit with mixer tap over, space and plumbing for a washing machine, tiled flooring, double glazed windows to the rear elevation and doors providing access to the dining room.

Dining Room
Features carpeted flooring, radiators, television point and ceiling light points. There are double glazed windows to the front elevation, together with a built-in storage bench providing useful additional seating and storage. A door leads through to the Rear porch/ utility area.

Rear Porch / Utility
The rear porch/utility area has tiled flooring, electric points and windows to the side and rear elevations. A composite door provides access to the rear garden.

Wet Room
Comprises fully tiled walls and flooring, a heated towel rail, walk in electric shower, low level flush WC and wash hand basin set within a vanity unit with mixer tap over. There is also a double glazed frosted window to the front elevation.

Stairs to the First Floor
Carpeted flooring, a ceiling light point and access to the loft space. A double glazed window to the rear elevation provides stunning views across the surrounding rural countryside.

Bedroom One
Carpeted flooring, a double glazed window to the front elevation, panel radiator and ceiling light point. The room also benefits from a built in storage cupboard and telephone point.

Bedroom Two
Carpeted flooring, double glazed windows to the front elevation, a panel radiator and ceiling light point. The room also benefits from a built-in storage cupboard housing a wall-mounted 'Vaillant' boiler, together with shelving providing useful additional storage.

Bedroom Three
Carpeted flooring, a panel radiator, telephone point and double glazed window to the rear elevation. The rear facing aspect provides a particularly attractive outlook, with stunning far reaching views across the surrounding open countryside and rural landscape.

W.C
Vinyl flooring, a wash hand basin and low level flush WC, together with a frosted window to the rear elevation.

Tel: 01978 353000

To the Front

The property is approached via double gates providing access to ample off road parking, with the driveway continuing to the side of the property and leading to the garage. The front garden is enclosed by a combination of fencing and hedging and is predominantly laid with slate, creating a low maintenance frontage. The entrance is complemented by a selection of established planting. Solar panels to the front.

To the Rear

The rear garden is enclosed by a combination of hedging and fencing to the boundaries. There are stone paved areas, shrubs, plants, low maintenance lawned sections, patio seating area, greenhouse, log storage area and outdoor tap, with the various sections creating a pleasant and versatile outdoor 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.

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.

Road Map

Hybrid Map

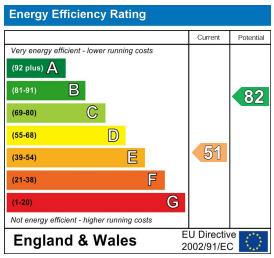
Terrain Map

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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