



## High Street, Southsea LL11 5PB

**£185,000**

" VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to OFFER For Sale this Charming and spacious Two bedroom Detached stone cottage. Accommodation briefly consists of Entrance hall, Lounge, Sitting/ Dining Room, Kitchen, Inner Hallway, Utility Room and Downstairs cloakroom. On the first floor There are Two bedrooms plus Family Bathroom. The garden is located to the side of the with additional garden to the right hand side of the property with off road parking.

This property is situated in the village of Southsea which is just two miles from Wrexham Town Centre. Being only a short distance to the A483 this property has good transport links to Oswestry, Chester and beyond.

- TWO BEDROOM
- GAS CENTRAL HEATING
- GARDEN AREA
- DECEPTIVELY SPACIOUS
- GREAT LOCATION
- DETACHED HOUSE
- TWO RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING



## ACCOMMODATION TO GROUND FLOOR

With UPVC Double glazed and frosted entrance door, giving access to the Entrance Hallway

## ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, laminate flooring, doors off to the living room and sitting room.

## LOUNGE

3.717m x 3.720m (12'2" x 12'2" )

With UPVC double glazed window to the front elevation, radiator, feature beam to the ceiling, telephone point, Under stairs storage cupboard, laminate flooring, cupboard housing meters with display shelving above.

## DINING ROOM/ SITTING ROOM

3.713m x 3.020m (12'2" x 9'10" )

With UPVC Double glazed window to the front elevation, Adam style fire surround with tiled backdrop and hearth, radiator, feature beam to ceiling, laminate flooring.

## KITCHEN

3.53m x 2.37m (11'6" x 7'9" )

Comprising of and fitted with a range of wall and base cupboards in two tone Hi Gloss and having complementary worktop surfaces, incorporating a single drainer stainless steel sink unit with mixer tap, built in four ring electric hob/ oven/grill, with extractor fan above, cupboard housing gas fired central heating boiler, double glazed window to the side, radiator, tiled floor, door to the inner hallway.

## INNER HALLWAY

With tiled flooring, UPVC double glazed door to the side elevation, radiator.

## UTILITY ROOM

2.080m x 1.501m (6'9" x 4'11" )

Comprising of a worktop surface, plumbing for washing machine, space for fridge, tiled flooring, chrome radiator.

## CLOAKROOM

Comprising of a low level w.c., wash hand basin, Ladder style chrome radiator/ towel rail, tiled flooring, double glazed window to the side.

## FIRST FLOOR LANDING AREA

With doors off to the bedrooms and bathroom.

## BEDROOM ONE

3.734m x 3.702m (12'3" x 12'1" )

With double glazed window to the front elevation, radiator.

## BEDROOM TWO

3.043m x 2.118m (9'11" x 6'11" )

With double glazed window to the front elevation, radiator, recessed storage area with access to the loft space and double glazed window to the front.

## FAMILY BATHROOM

Fitted with low level w.c., pedestal wash hand basin, walk in shower cubicle, with rainforest shower head. chrome ladder style towel rail,

## OUTSIDE TO THE FRONT

To the front there is a stone wall with wrought iron fencing above and gate giving access to the front door.

## OUTSIDE TO THE REAR

To the right hand side of the property there is a driveway for the neighbouring property for access, with gated access to the garden area which has double opening gates providing off road parking. The garden has a decked sitting area.

## IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.





THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

## MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

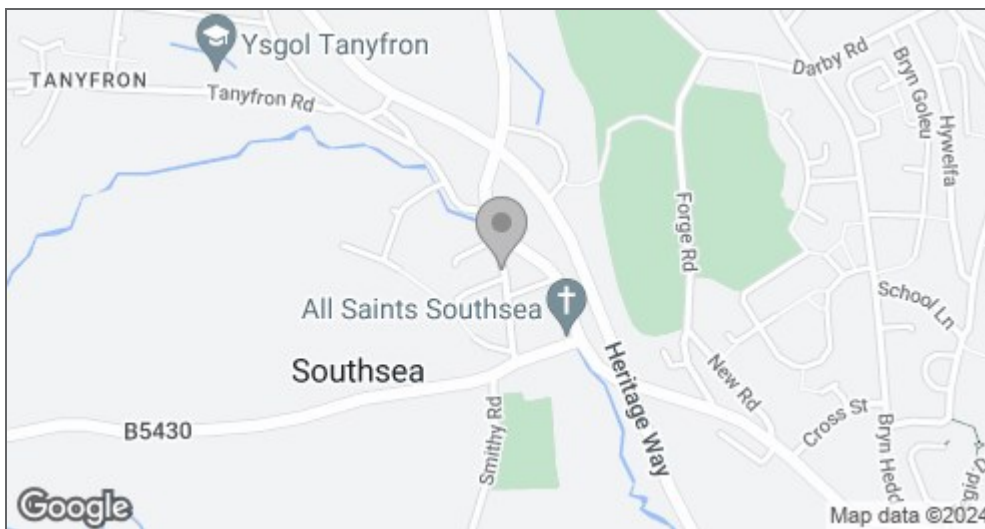
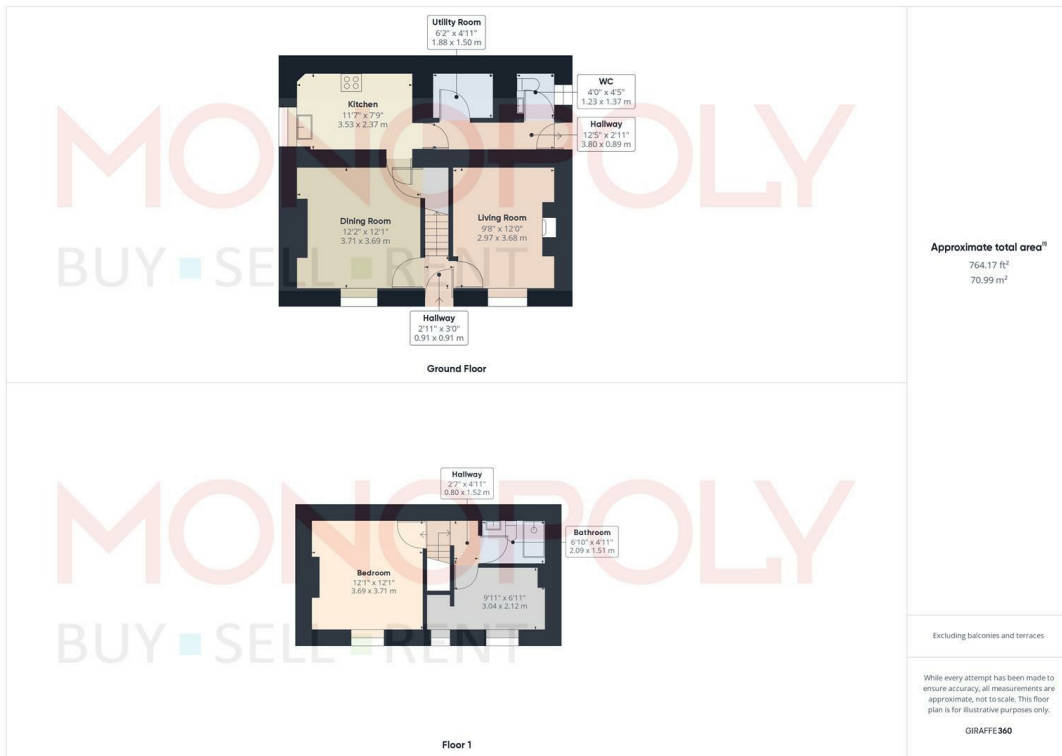
Please remember that you should not borrow more than you can safely afford.  
Your home maybe reposessed if you do not keep up repayments on your mortgage











| Energy Efficiency Rating  |                   |
|---|-------------------|
| Very energy efficient - lower running costs                     | Current Potential |
| (92 plus) A   | 83                |
| (81-91) B   |                   |
| (69-80) C   |                   |
| (55-68) D   |                   |
| (39-54) E   |                   |
| (21-38) F   |                   |
| (1-20) G  |                   |
| Not energy efficient - higher running costs                     |                   |
| EU Directive 2002/91/EC   |                   |
| England & Wales   |                   |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |                   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                   |
| (92 plus) A   | 53                |
| (81-91) B   |                   |
| (69-80) C   |                   |
| (55-68) D   |                   |
| (39-54) E   |                   |
| (21-38) F   |                   |
| (1-20) G  |                   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                   |
| EU Directive 2002/91/EC   |                   |
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