



Kiln Lane, Cross Lanes LL13 0TG Offers In Excess Of £250,000

A charming two bedroom detached cottage situated in the semi rural village of Cross Lanes which has excellent access to Wrexham industrial estate and is within the catchment area for the popular Penley High School. The well presented internal accommodation comprises an entrance hall, spacious lounge, kitchen/diner, downstairs w.c, two double bedrooms and a bathroom. Externally there is ample off road parking and a low maintenance garden to the side of the property. VIEWING HIGHLY RECOMMENDED!

- A CHARMING TWO BEDROOM COTTAGE
- KITCHEN/DINER
- ENTRANCE PORCH & DOWNSTAIRS WC
- LOW MAINTENANCE GARDEN
- SEMI RURAL LOCATION
- SPACIOUS LOUNGE
- OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED!



Hallway

Upvc front door, carpet, door to lounge.

Lounge

5.78 x 4.43 (18'11" x 14'6")

Carpet, French doors to side, widows to front and rear, stairs to first floor, understairs storage, door to w.c.

Downstairs WC

1.16 x 1.35 max (3'9" x 4'5" max)

W.C, hand wash basin, carpet, wall mounted combi boiler.

Kitchen/Diner

4.38 x 3.45 (14'4" x 11'3")

Fitted range of wall and base units, complimentary worktops, stainless sink/drain, mixer tap, single oven, ceramic hob, spaces for washing machine and fridge freezer, tiled splashback, external door to side, windows to front and rear.

First floor landing

Carpet, doors to both bedrooms and bathroom.

Bedroom One

4.76 x 4.39 (15'7" x 14'4")

A generous main bedroom with carpet, two windows to front and a window to the side.

Bedroom Two

3.44 x 2.50 (11'3" x 8'2")

Carpet, window to front.

Bathroom

2.43 x 1.71 (7'11" x 5'7")

Bath with electric shower over, w.c and hand wash basin in a vanity unit, tiled walls and flooring, heated towel rail, extractor, window to rear, storage alcoves.

Outside

Cottage style front garden with path to front door, off road parking to side with space for 2-3 cars,

path to storage area to rear. Seating area adjacent to the parking area. To the other side of the property is a garden with timber deck, paving, gravel area, planted beds and gate to front.

Additional Information

LPG central heating...Septic tank

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.

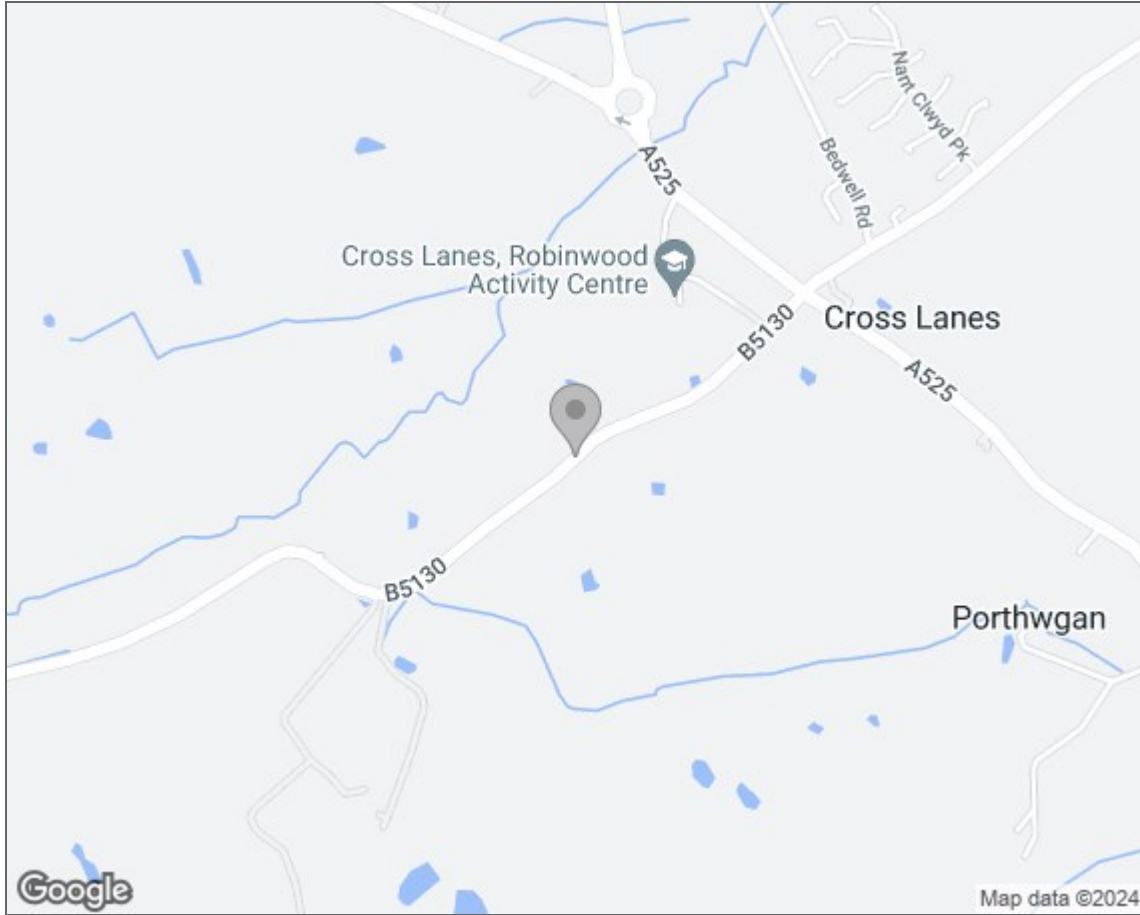
Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

