



## Stringers Lane, Wrexham LL12 0AP

£950

Set in a stunning country location with fantastic rural views this a a superb 3 bedroom semi-detached property. The property offers deceptively spacious living accommodation and sits approximately 2 miles from Higher Kinnerton and 3 miles from the village of Rossett where there are numerous local amenities . In brief the property comprises of; entrance hall, lounge, kitchen/dining room, utility room, cloakroom and conservatory to the ground floor and 3 bedrooms and a bathroom to the first floor.

- A superb 3 bedroom semi-detached property
- Beautiful countryside setting
- Gardens to the front side and rear
- Stunning views



## Entrance Hall

With carpeted flooring, stairs off to the first floor.

## Lounge

4.72m x 3.79m (15'5" x 12'5")

A spacious and well presented room with a double glazed window to the front, brick fireplace with tiled hearth and timber mantel, carpeted flooring.

## Kitchen/Dining Room

5.21m x 2.61m (17'1" x 8'6")

An attractive range of white gloss wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, brand new 'beko' oven, part tiled walls, original stove fireplace, built in storage, door to a useful storage cupboard, quarry tiled flooring, double glazed window.

## Utility Room

Door off the kitchen to a utility room with tiled flooring, plumbing for a washing machine, double glazed window to the side, storage area, door into the conservatory and cloakroom.

## Cloakroom

Fitted with a low level w.c, double glazed window.

## Conservatory

3.53m x 3.41m (11'6" x 11'2")

A superb extra living space with double glazed windows, door off to the rear and french doors off to the front, tiled flooring, stunning countryside views.

## First Floor Landing

With carpeted flooring.

## Bedroom 1

3.83m x 2.72m (12'6" x 8'11")

A well presented room with carpeted flooring, built in wardrobes, double glazed window to the front with lovely views.

## Bedroom 2

3.65m x 2.61m (11'11" x 8'6")

With a double glazed window to the rear again with fantastic views, carpeted flooring, built in cupboard.

## Bedroom 3

2.91m x 2.86m max (9'6" x 9'4" max)

With a double glazed window to the front with superb views, carpeted flooring.

## Bathroom

1.98m x 2.59m (6'5" x 8'5")

Fitted with a modern white suite comprising of a low level w.c, pedestal wash hand basin, bath with shower over, wood effect cushioned flooring, double glazed window.

## Gardens

To the front is a part paved, part concrete area with lawn stretching around the side and to the rear where there is a paved patio to sit and enjoy the stunning countryside views.

## Additional Information

Please note that the pictures were taken before the current tenants moved in circa 5 years ago.





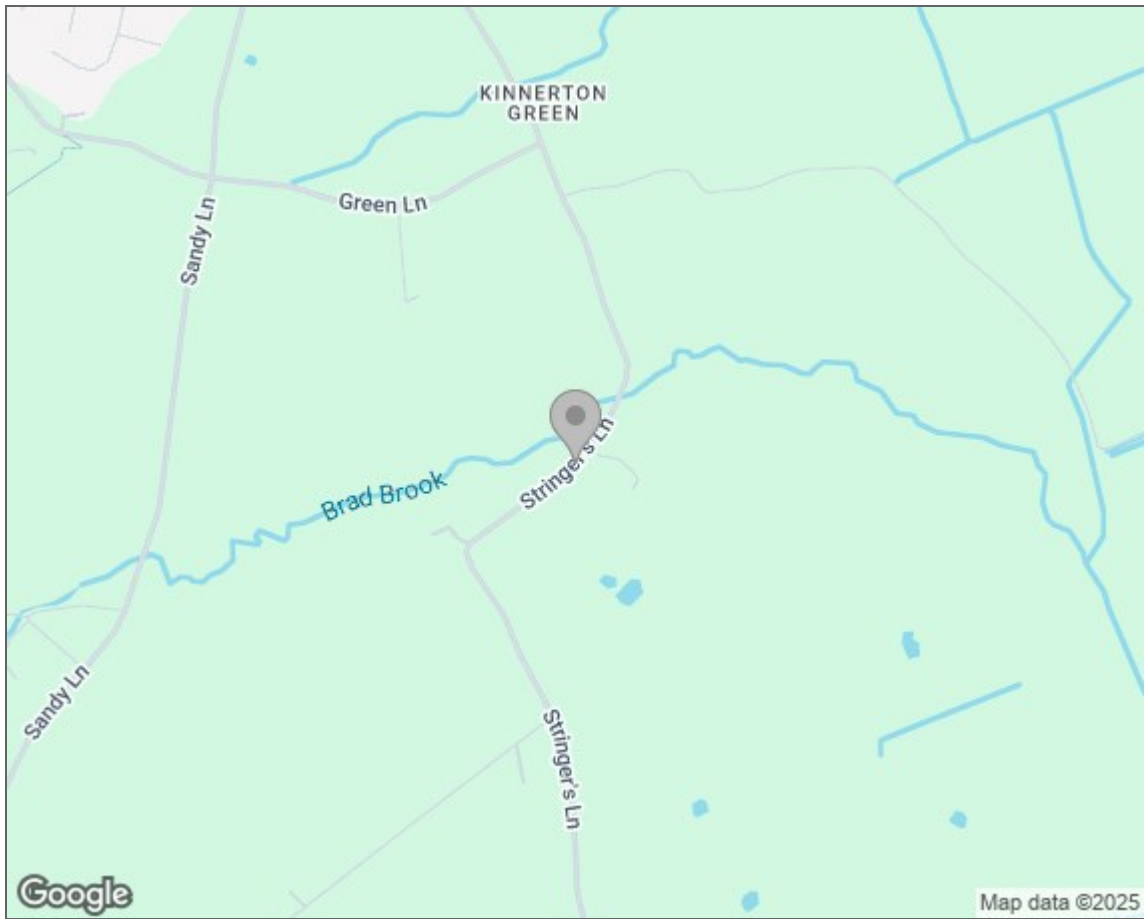












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

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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.

