



Millbank Rise, Wrexham LL13 0YU

£245,000

Situated in a quiet cul-de-sac within the sought-after residential area of Kingsmills, this well-presented three-bedroom detached family home is offered for sale with no onward chain. The accommodation comprises a welcoming entrance hallway, a spacious dual-aspect lounge/dining room, and a modern kitchen to the ground floor—providing generous and flexible living space. To the first floor are three bedrooms, with the principal bedroom benefiting from an en-suite shower room, in addition to a contemporary family bathroom. Externally, the property offers a block-paved driveway with parking for three vehicles, a single garage, and gated access to both sides of the house leading to the rear. The rear garden has been landscaped for ease of maintenance and features a patio seating area, artificial lawn, and an elevated decked section ideal for outdoor entertaining. Millbank Rise enjoys a convenient yet peaceful setting in Kingsmills, a desirable location within walking distance of Wrexham City Centre, offering a wide range of shopping, dining, and leisure amenities. The picturesque Erddig National Trust parkland lies just a stone's throw away, providing beautiful woodland walks and green open space. The property also benefits from excellent road links, with the A483 nearby offering swift access to Chester, Oswestry, and beyond.

- THREE BEDROOM DETACHED FAMILY HOME
- MODERN FITTED KITCHEN
- MODERN BATHROOM
- DRIVEWAY PROVIDING OFF-ROAD PARKING
- QUIET CUL-DE-SAC LOCATION
- SPACIOUS OPEN PLAN LOUNGE/DINING AREA
- PRINCIPAL BEDROOM WITH EN-SUITE
- GARAGE
- LOW MAINTENANCE GARDEN AREA TO REAR
- NO CHAIN



Entrance Hall

Composite door leads into entrance hall with uPVC double glazed window to the front/side elevation. Recessed led lighting, wooden laminate flooring and opening into lounge.

Open Plan Lounge/Dining

A spacious area with uPVC double glazed window to the front elevation and uPVC double glazed French style doors to the rear garden area. Door leading to under-stairs storage cupboard with space and plumbing for washing machine. Wooden laminate flooring, two ceiling light points, two panelled radiators, stairs rising to first floor and door into kitchen.

Kitchen

Modern fitted kitchen housing a range of white gloss wall, drawer and base units with complimentary work surface over. Integrated appliances to include fridge-freezer, dishwasher, electric oven, hob and extractor. Stainless steel sink unit with mixer tap over. Brick style splash-back tiles, tiled flooring, recessed LED lighting, panelled radiator, uPVC double glazed window to the rear elevation and frosted uPVC double glazed door leading outside.

Landing Area

UPVC double glazed window to the side elevation with venetian blinds. Ceiling light point, access to loft, bedrooms and bathroom.

Bedroom One

Two uPVC double glazed windows to the rear elevation. Carpet flooring, ceiling light point, panelled radiator and door leading into en-suite.

En-suite

Three piece suite comprising low-level WC, wash hand basin sat on vanity unit and enclosed shower cubical with glass screen. Tiled flooring, recessed LED lighting and extractor.

Bedroom Two

Two uPVC double glazed windows to the front elevation. Ceiling light point, carpet flooring and panelled radiator.

Bedroom Three

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

Bathroom

Modern bathroom suite comprising low-level WC, wash hand basin sat in vanity unit with storage and panelled bath with mains shower over. Heated towel rail, part-tiled walls and flooring, recessed LED lighting, Two uPVC double glazed frosted windows to the side elevation.

Garage

Up and over door, window to the side, wall-mounted combination 'Worcester' boiler, electric fuse box, electric meters, power sockets and lighting.

Outside

To the front elevation there is a block-paved driveway with space for two/three vehicles. To the right side there is a wrought iron gate leading to the rear side of the property with the opposing side having a timber gate leading to the rear. To the rear, the garden has been landscaped for low maintenance and family enjoyment. It comprises a spacious patio area immediately outside the French doors, ideal for outdoor dining or entertaining. The majority of the garden is laid with artificial turf, providing a clean and practical play area. There is a raised section to the rear, also laid with artificial grass, which currently houses a picnic bench. A section of decorative slate borders completes the garden's layout, enclosed by timber fencing and a brick wall for privacy and security.

Important Information



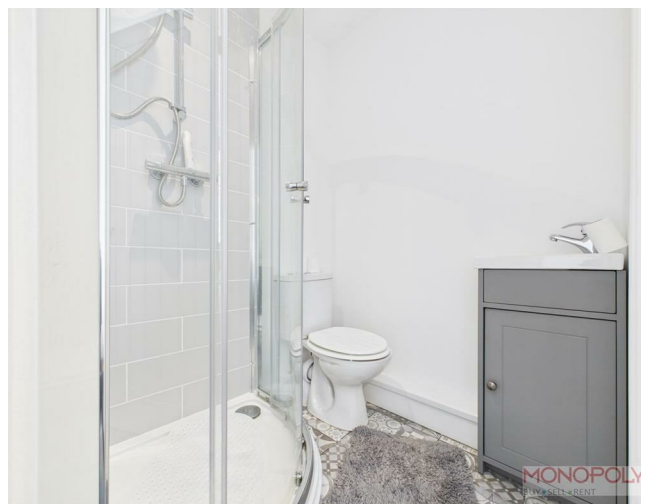
MONEY LAUNDERING REGULATIONS 2003

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.

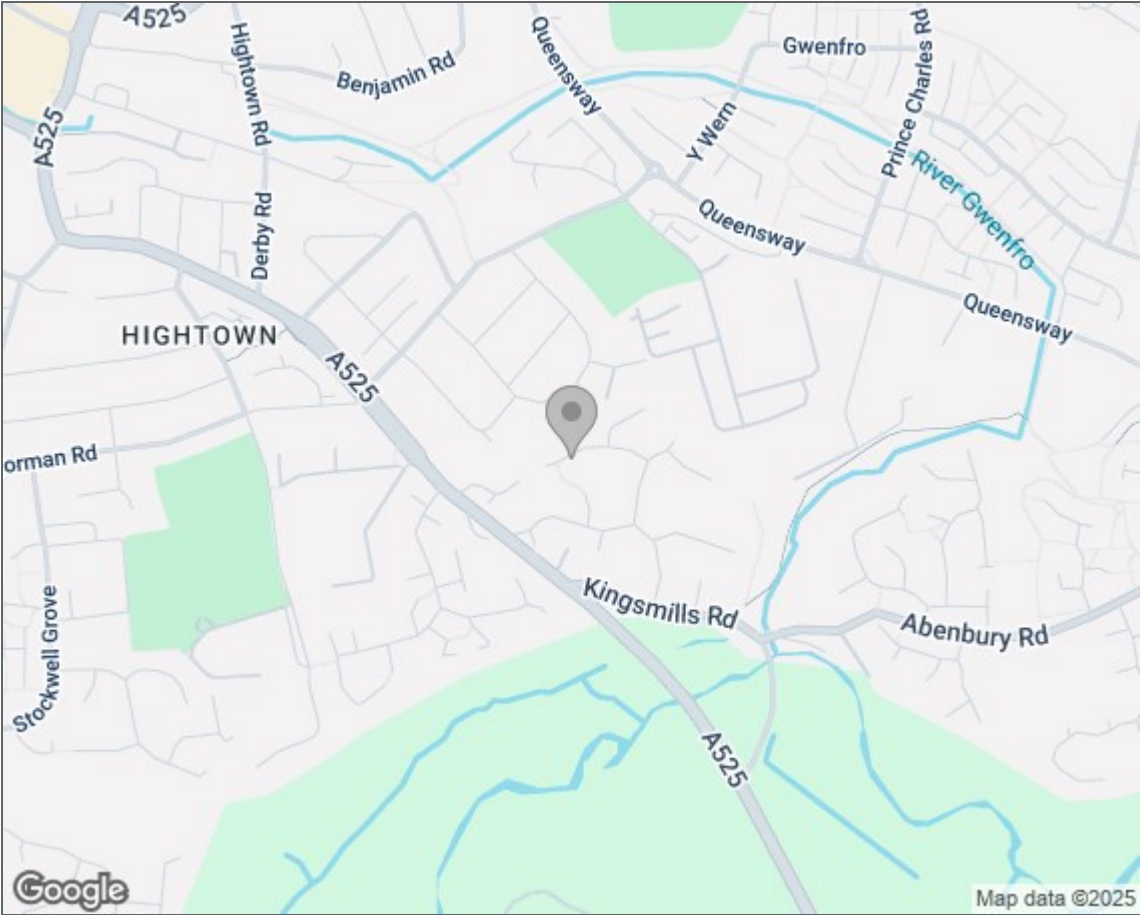
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.











Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	60		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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