



## 17 Daleside Avenue

Borras, Wrexham, LL127TQ

O.I.R.O £225,000



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## Entrance Porch

4'4" x 3'8" (1.31 x 1.11)

UPVC woodgrain door with double glazed window and frosted side panel leading into entrance porch. Cupboard with hanging rail housing electric switch board. Ceiling light point. Coved ceiling. Door leading into:

## Entrance Hall

9'2" x 5'5" (2.80 x 1.66)

Doors off to all rooms. Ceiling light point. Coved ceiling. Telephone point. Airing cupboard with shelving. Wood effect vinyl flooring. Access to loft.

## Lounge

12'0" x 17'1" (3.66 x 5.20)

Two uPVC woodgrain windows to both the side elevation and conservatory. Carpet flooring. Coved ceiling. Two ceiling light points. Two double panelled radiators. Television point. Living flame gas fire with wooden surround, tiled back and brass finishings. UPVC sliding door leading into the conservatory.

## Kitchen

12'6" x 9'1" (3.82 x 2.78)

Housing a range of wall, drawer and base units with complimentary work surface over. Four ring gas hob with extractor hood above. Integrated electric fan oven. Void and plumbing for washing machine. Splash back tiling. Stainless steel sink unit with mixer tap over. Worcester combination gas boiler with regular service history. Florescent lighting. Tiled flooring. Coved ceiling. Double panelled radiator. Under-counter space for fridge, freezer or tumble dryer. Space for freestanding fridge freezer. UPVC double glazed window overlooking garden area. Door leading into:

## Conservatory

9'11" x 19'11" (3.01 x 6.08)

Spacious dwarf brick wall with double aspect uPVC double glazed windows overlooking the garden area. Polycarbonate roof. Double panelled radiator. Tiled flooring. Blinds. Two light points with fans. Two uPVC doors leading to the front and rear of the property.

## Bedroom One

13'11" x 9'3" (4.25 x 2.83)

UPVC double glazed woodgrain window to the side elevation. Fitted with a range of wardrobes and bedside units. Ceiling light point. Double panelled radiator. Carpeted flooring. Coved ceiling.

## Bedroom Two

9'6" x 12'0" (2.90 x 3.65)

Double glazed woodgrain window to the front and side elevation. Double panelled radiator. Coved ceiling. Ceiling light point. Space for double bed and furniture.

## Bathroom

6'8" x 5'10" (2.02 x 1.79)

UPVC frosted double glazed window to the rear elevation. Fitted with a three piece suite comprising low level wc, panelled bath with mains shower over and wash hand basin with vanity unit under. Heated towel rail. Fully tiled walls. Extractor fan. Ceiling light point. Coved ceiling. Vinyl flooring.

## Outside

### To the Front

The property features a sweeping front lawn area which runs along the front and side of the property with established shrubberies. The concrete pathway leads to the front porch, alongside the property via access to the conservatory, the garage and access to the side garden area.

### To the Side

The property features a detached garage with up and over door, power, lighting and space for one vehicle. Additionally there is a driveway which can accommodate a further two vehicles. You can access the garden area via a wrought iron gate.

The garden area is multi-level with a gravel area to the lower level. Steps with hand rails lead up to the patio area which attracts the sun throughout the day. This area is bound by hedging to the side and rear with timber fencing to the front. The garden offer a great deal of privacy.

### To the Rear

Tel: 01978 353000

## Garage

16'4" x 8'7" (4.98 x 2.62)

Detached garage with space for vehicle. Up and over door. Loft space for storage. Power and lighting. Side door for access from garden area.

## Viewings

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.

## To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

## Mortgages

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.

## 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.

## Disclaimer

Whilst every effort has been made in compiling these particulars, no responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mentioned have not been tested and Reid & Roberts accept no responsibility for their working order. Purchasers must satisfy themselves as to the correctness of these particulars prior to purchasing. They do not form any part of any sale or part contract of sale.

## Hours

Hours Of Business - Monday - Friday 9.15am - 5.30pm  
Saturday 9.15am - 4.00pm

## Additional Information

Wrexham

Council Tax

Band:

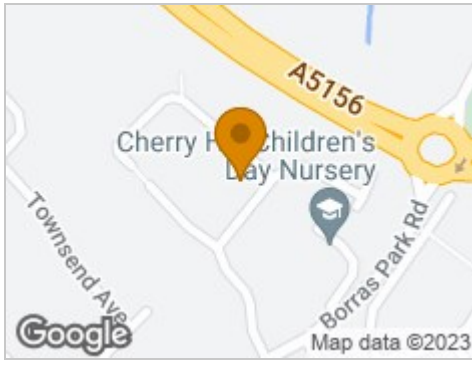
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Annual Price:

£1,741



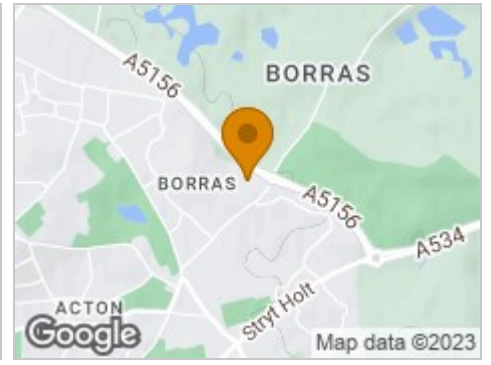
## Road Map



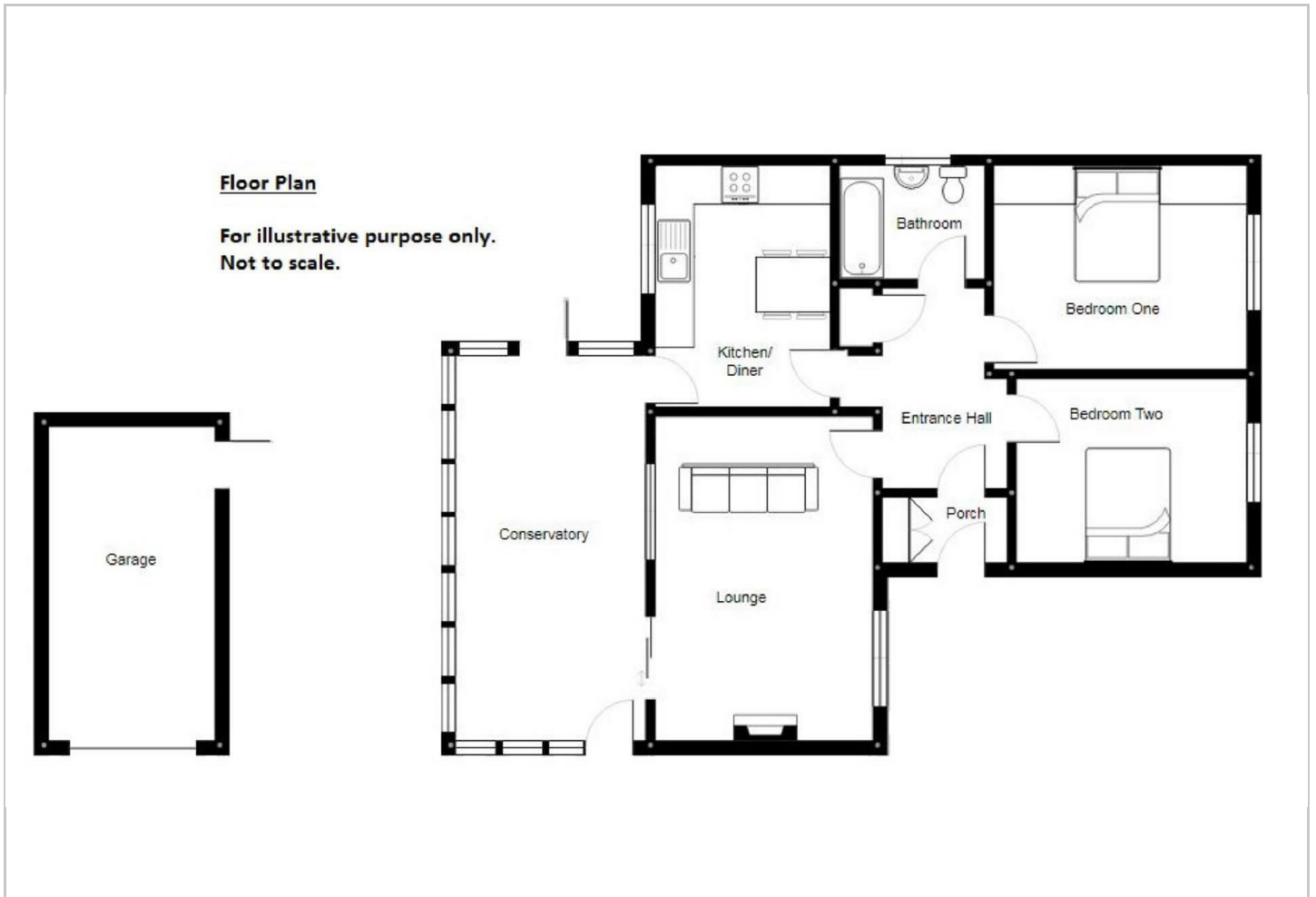
## Hybrid Map



## Terrain Map



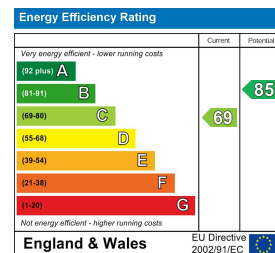
## Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.