



— REID & ROBERTS —

## The Nook New Brighton

Minera, Wrexham, LL11 3DT

Offers In The Region Of £325,000



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## Entrance Hall

13'3" x 3'1" (4.06m x 0.96m)

Black uPVC double glazed door with frosted panels leading to entrance hall. Tiled flooring. Telephone point. Single panel radiator. Doorway leading to:

## Dining Room

11'10" x 13'4" (3.61m x 4.08m )

Feature stone central fireplace with open hearth set on stone with original stone mantle over. quarry tiled flooring, beamed ceiling, low level double glazed window to the front elevation. and single panelled radiator.

Opening leads into:

## Kitchen

13'4" x 7'4" (4.07m x 2.26m)

Wooden fitted kitchen housing a range of wall, draw and base units with wooden worktops over. Stainless steel sink unit with mixer taps over. Two double glazed windows to the side and front elevation. Integrated appliances to include fridge and freezer. Space for washing machine and dishwasher. Floor standing boiler. Fitted plate rack. Range cooker with two oven with warming plate and four gas rings having fitted extractor fan above and textured high ceilings.

Door of Hallway leads to:

## Lounge

Low level double glazed window to the front elevation with lovely views to the garden, Feature central stone fireplace with working cast iron log burner, wood effect tiled flooring, television and aerial point, three wall lights and beamed ceiling.

Glazed Door leading to:

## Sitting Room/Play Room

17'8" x 8'0" (5.40m x 2.45m)

High ceiling with beams. Wood effect tiled flooring. Double paneled radiator. Three wall lights. Turned staircase leading to the first floor accommodation.

## To the First Floor

Two wall lights. Two Loft access. Door off to:

## Bedroom One

16'6" x 11'0" max (5.03m x 3.36m max)

White uPVC double glazed low level window seat overlooking the side garden. Range of fitted wardrobes with hanging rails and shelving. Single panel radiator. High textured ceiling.

## Bedroom Two

11'10" x 11'10" max (3.61m x 3.61m max)

White uPVC double glazed low level window seat overlooking the garden. Double panelled radiator. High textured ceiling.

## Bedroom Three

12'5" x 8'6" max (3.81m x 2.60m max)

White uPVC double glazed window to the side elevation. Double fitted wardrobe with hanging rails. Double panelled radiator. High textured ceiling.

## Bathroom

12'9" x 7'4" (3.91m x 2.26m)

Larger than average Five piece suite comprising of Low level W.C, Pedestal sink unit, Panelled bath with mixer taps over and shower head attachment. Shower cubicle with glass screen. Fully tiled flooring and part tiled walls. High textured ceiling. Built in cupboard with shelving. Double paneled radiator. Double glazed frosted window to the side elevation.

## Outside

Stone steps leads upto a wrought iron gate giving access to stone patio area, you will find the LPG Tank which is screened steps lead onto a lawned garden where you will find a garden shed.

A further set of stairs accessed via the patio area leads upto the second laid to lawn garden where you can enjoy the delightful views from the second patio area over

Tel: 01978 353000

towards the open countryside and overlooking Wrexham /Cheshire Plains surrounding areas.

### 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.

### Offers

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.

### Mortgage Advice

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

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 of Business

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

### DO YOU NEED TO SELL YOUR PROPERTY?

Let Reid & Roberts Independent Estate Agents sell it for you. We offer a FREE No Obligation Valuation - please call 01978 353000 where a member of staff will be happy to arrange an appointment for you.



## Road Map



## Hybrid Map



## Terrain Map



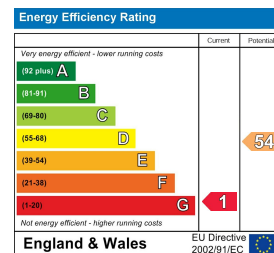
## Floor Plan



## 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.