



52 Connor Crescent

Wrexham, LL13 8PS

£155,000



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Entrance Hallway

The property is accessed through a UPVC door with wood laminate flooring and stairs leading to the first floor accommodation.

Doors leading into:

Lounge

11'4" x 11'5" (3.457m x 3.504m)

Upvc double glazed window to the front elevation with top openers allowing for natural light to beam through. Double panelled radiator, wood laminate flooring, power points and ceiling light point.

Reception Room

14'4" x 12'2" (4.394m x 3.732m)

Upvc double glazed windows to the front and rear elevation with top openers, integral storage within the alcoves, double panelled radiator, gas fire and ceiling light point.

Kitchen/Diner

17'0" x 14'1" (5.189m x 4.315m)

A sizeable room with space for dining table. Fitted with a range of wall, base and drawer units with granite effect work surfaces over, stainless steel sink unit with matching drainer and mixer tap over, splash back wall tiling, space for four ring gas hob with oven beneath, void and plumbing for washing machine, space for free standing fridge/freezer and wall mounted central heating IMINI boiler. Tiled flooring, under stairs storage cupboard with shelving, double panel radiator and upvc double glazed window to the side and rear elevations with the window to the rear providing views of the impressive gardens.

Utility Room

10'2" x 5'1" (3.106m x 1.564m)

With Upvc doors to the front and rear providing access to both sides of the property, space for dryer and fridge freezers with Tiled flooring and upvc double glazed window to the side elevation.

First Floor Accommodation

Landing

Upvc double glazed window to the rear elevation, ceiling light point, and loft access.

Doors leading into:

Bedroom One

14'5" x 10'11" (4.413m x 3.349m)

Upvc double glazed windows to the front and side elevation with top openers, integral wardrobe space with shelving providing ample storage. Double panelled radiator and ceiling light point.

Bedroom Two

12'2" x 8'3" (3.728m x 2.538m)

Upvc double glazed window to the front elevation with top openers, double panelled radiator and ceiling light point.

Bedroom Three

9'3" x 8'3" (2.826m x 2.524m)

Upvc double glazed window to the rear elevation with top openers, double panelled radiator and ceiling light point.

Bathroom

5'9" x 8'10" (1.758m x 2.698m)

Fitted with a three piece suite comprising panelled bath with mixer tap and electric shower with hand attachment over, pedestal wash hand basin with taps over and low level flush w.c. splash back wall tiling, vinyl flooring, double panelled radiator and frosted double glazed window to the rear elevation.

Outside

To the rear you will find a larger than average garden allowing space for off road parking for up to three cars with a patio area perfect for al fresco dining. This impressive garden is mainly laid to lawn with the benefit of a breeze block shed allowing for ample storage.

EPC Rating -

Tel: 01978 353000

Council Tax Band -

Do You Have A Property To Sell?

Please call 01978 353 000 and our staff will be happy to help with any advice you may need. We can arrange for Rachel Forrester to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Looking For 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. Telephone Wrexham office on 01978 353 000

Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.00pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS
7 DAYS A WEEK

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham office on 1978 353 000. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



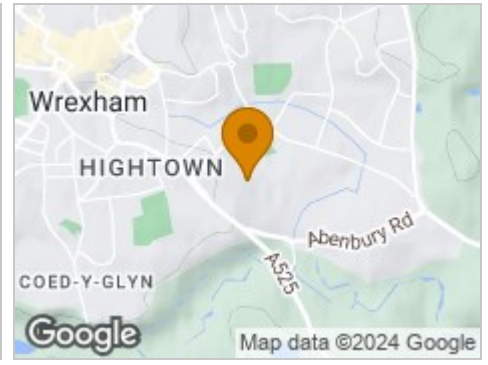
Road Map



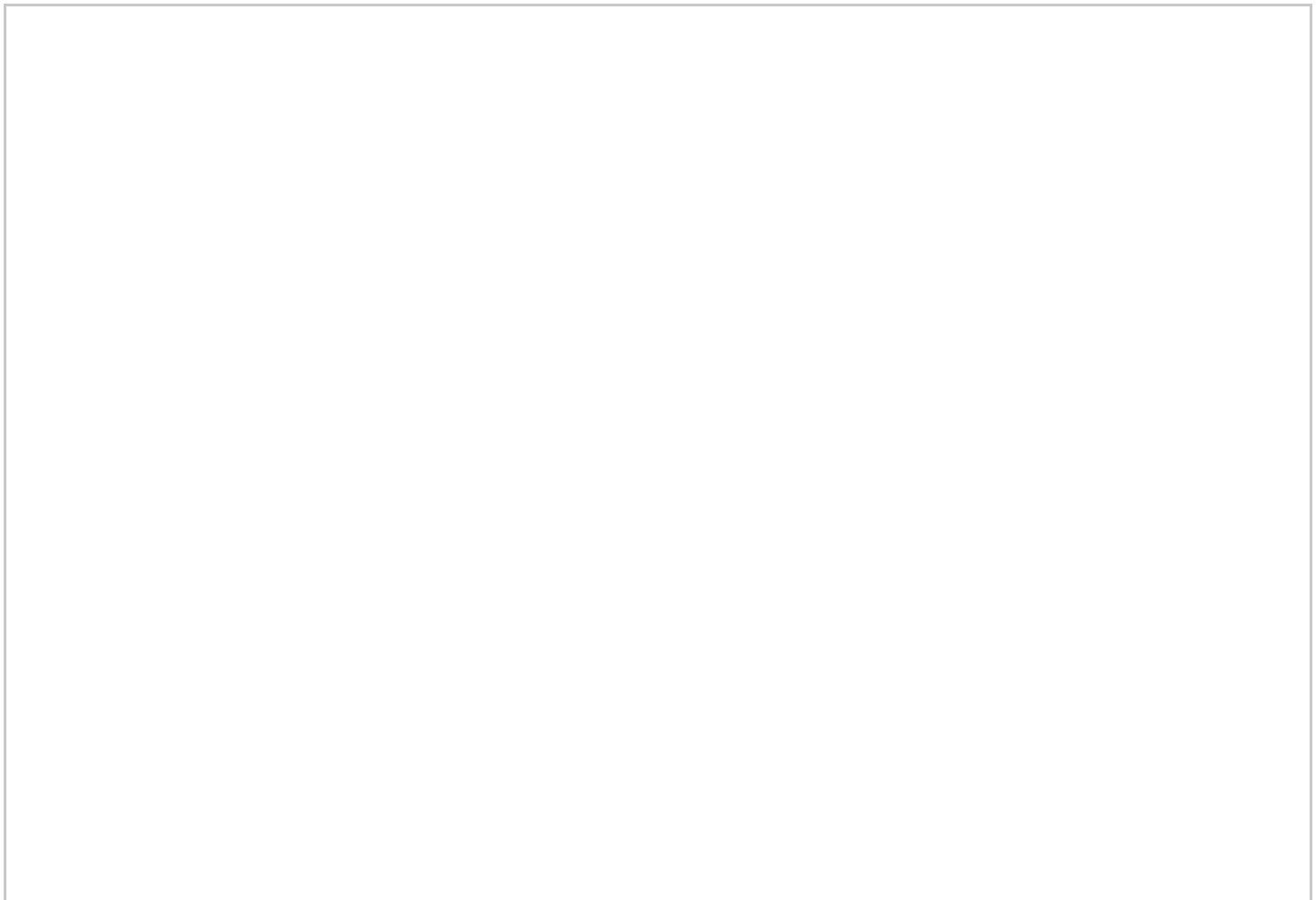
Hybrid Map



Terrain Map



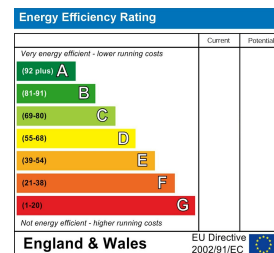
Floor Plan



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



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