



52 Montgomery Road

Wrexham, LL13 8SW

£129,950

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Entrance Hallway

Enter through the Upvc double glazed door into the entrance hallway, where you'll find laminate flooring, a ceiling light point, and an under stairs storage area. There is also a door leading off to another room.

Lounge

12'7" x 11'10" (3.84m x 3.61m)

Upvc triple glazed bay fronted window to the front elevation. Panel radiator, feature fire surround housing electric fire. Ceiling light point. Tv and phone point.

Open Plan Kitchen/Diner

2.34m x 2.62m

The kitchen and dining area is designed with an open plan layout, providing ample space. It features contemporary wall, drawer, and base units with matching worktop surfaces. The stainless steel sink unit and drainer are inset, and there is room for a fridge freezer, dryer, cooker, and washing machine. The kitchen opens into the dining area, which has enough space for a dining table. The area is well-lit with ceiling spot lighting and has a triple glazed window overlooking the rear. The flooring is vinyl, and there is a Upvc door leading to the rear patio area.

Dining Area

9'1" x 10'0" (2.77m x 3.05m)

First Floor

Landing

The flooring consists of carpet, with access to the loft and doors leading to various rooms.

Bedroom One

12'7" x 10'11" (3.84m x 3.35m)

The front-facing window is made of Upvc and has triple glazing. Laminated flooring, TV point and a ceiling light point. Plenty of space for a double bed, wardrobes, and drawers.

Bedroom Two

3.66m x 3.05m

Rear-facing triple glazed UPVC window, carpeted flooring, TV outlet, and generous room for a double bed, wardrobes, and drawers.

Bedroom Three

9'6" x 6'9" (2.92m x 2.08m)

Front-facing triple glazed UPVC window, carpeted flooring, room for a single bed, boiler cupboard, and ceiling light fixture.

Bathroom

white three-piece suite includes a wash hand basin with a mixer tap, a panel bath, and a low-level WC. There is also a mirrored vanity unit, a panel radiator, a ceiling light point, and vinyl flooring. Additionally, there is a UPVC triple glazed frosted window at the rear elevation.

Outside

At the back, there is a paved patio seating area with a brick-built outside store that offers electric and water access. There is also an additional gravel patio area located behind. Wooden gates lead to off-road parking on the gravel, with boundaries marked by fence panels. On-road parking is available both in front and behind the property.

Council Tax Band.
Council Tax Band: B

EPC Rating.
EPC Rating

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.

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.

To Make An Offer.

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.

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.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Services.

The agents have not tested the appliances listed in the particulars.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm
Saturday 9.15am - 4.00pm



Road Map



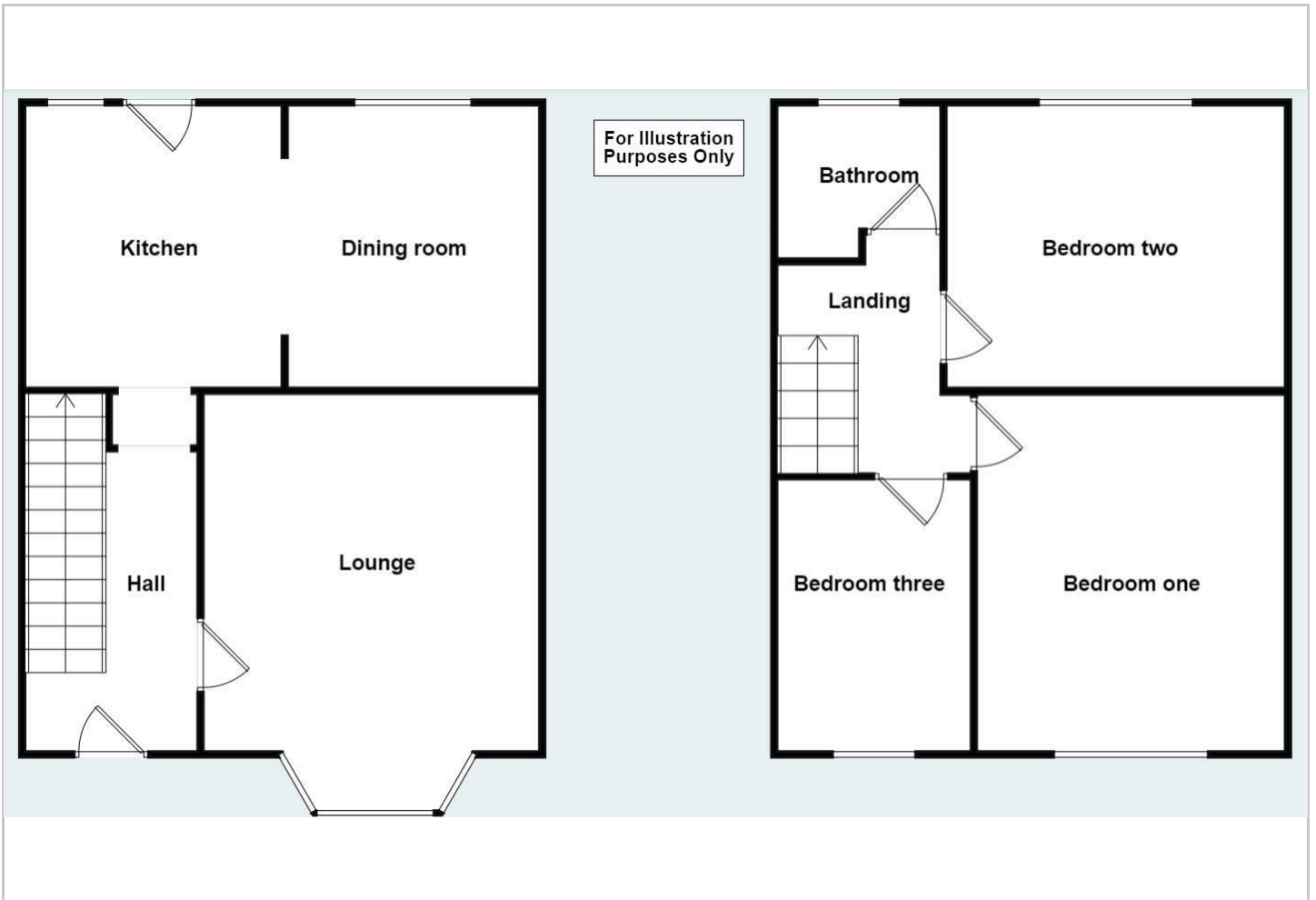
Hybrid Map



Terrain Map



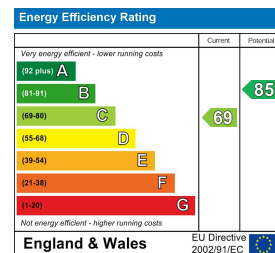
Floor Plan



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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