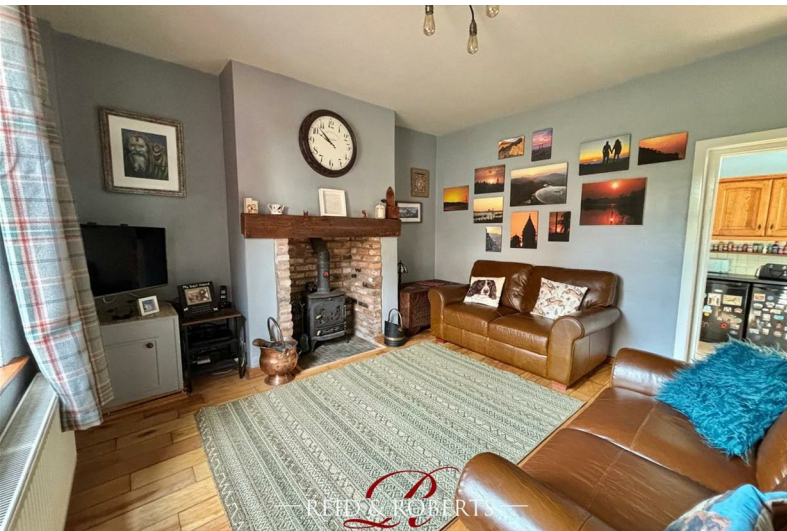




## Homestead Top Road

Summerhill, Wrexham, LL11 4TE

£220,000



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## Entrance Hall

Composite door ensuring both style and security. panel radiator,, ceramic tiled flooring. smoke alarm, telephone point. stairs to the first floor.

## Lounge

12'2" x 9'8" (3.72m x 2.96m )

The living room features an Inglenook style fireplace with exposed brickwork, a tiled hearth, and an inset cast iron wood burning stove. Additionally, there is a radiator, television point, under stairs storage cupboard, wooden flooring, and a built-in meter cupboard.

## Sitting Room

12'2" x 11'4" (3.73m x 3.46m )

Upvc double glazed window to the front elevation, panel radiator, wood flooring.

## Kitchen

14'9" x 8'9" ( 4.52m x 2.69m )

Housing a range of fitted French oak fronted wall and base units with complementary work surfaces incorporating one and a half bowl stainless steel sink and drainer with mixer tap, space for fridge, freezer and dishwasher, fitted dual Range Master oven including five ring gas hob, with adjacent electric hotplate with two ovens and grill, extractor hood, ceramic tiling to walls and flooring. wall unit housing the Combination Gas Boiler. Upvc double glazed window to the rear elevation with views

## Rear Porch

Double glazed door to the rear, ceramic tiled flooring, Leading into

## Cloakroom

3'8" x 6'3" (1.12m x 1.91m )

Plumbing for washing machine and space for tumble dryer, low level WC, tiling to walls and flooring, panel radiator. Upvc double glazed window.

## Stairs To First Floor

## Bedroom One

14'10" x 10'4" (4.54m x 3.15m )

Upvc double glazed window to the front elevation, panel radiator, television point, walk in storage cupboard having feature double glazed window, loft access. carpeted flooring.

## Bedroom Two

12'2" x 11'5" (3.71m x 3.50m )

Upvc double glazed window to the side and rear elevation with views beyond, panel radiator and television point. wood flooring.

## Bathroom

12'2" x 8'11" (3.71m x 2.72m )

This expansive four-piece suite comprises of a low-level WC, a vanity wash hand basin accompanied by a storage cupboard and drawer with hands free sensor for the light and a built in electric toothbrush charging point, a panelled bath with a tiled surround, and a walk in shower cubicle equipped with a multi jet shower with directional jets and built in radio The ensemble is complemented by a double glazed frosted window, ceramic tiled flooring, panel radiator and ceiling spotlights.

## Outside

Enclosed by a wall boundary, the front of the property boasts a forecourt area. It provides gated access and a pathway that leads directly to the front door.

## To the Side

Located beside the property, there is a gated entrance that leads to the driveway which offers Off Rd Parking Facilities. The neighbouring property shares this entrance for pedestrian access only.

## To the Rear

Discover the beauty of the rear gardens, the meticulously manicured lawns are bordered by a pathway that directs you to a paved patio seating area. A diverse selection of mature trees, plants, flowers, and shrubs further enhances the charm of the surroundings.

## Council Tax Band

Council Tax Band C

Tel: 01978 353000

## EPC Rating

TBC

## 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.

## 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.

## Hours Of Business

Monday - Friday 9.15am - 5.00pm

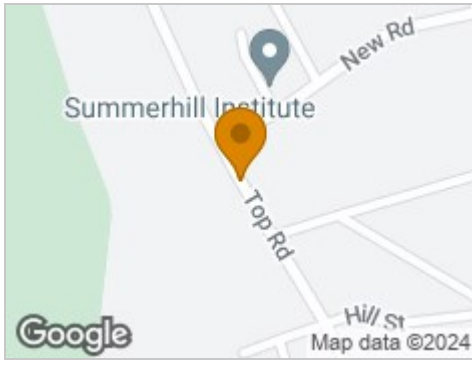
Saturday 9.15am - 4.00pm

## Additional Notes

We have been informed by the Vendors that the Windows have been replaced Approx 3 years, Front Door 1 Year, Combination Boiler 5 Years, Rear of the Property Roof and removal of a Chimney 4 years ago.



## Road Map



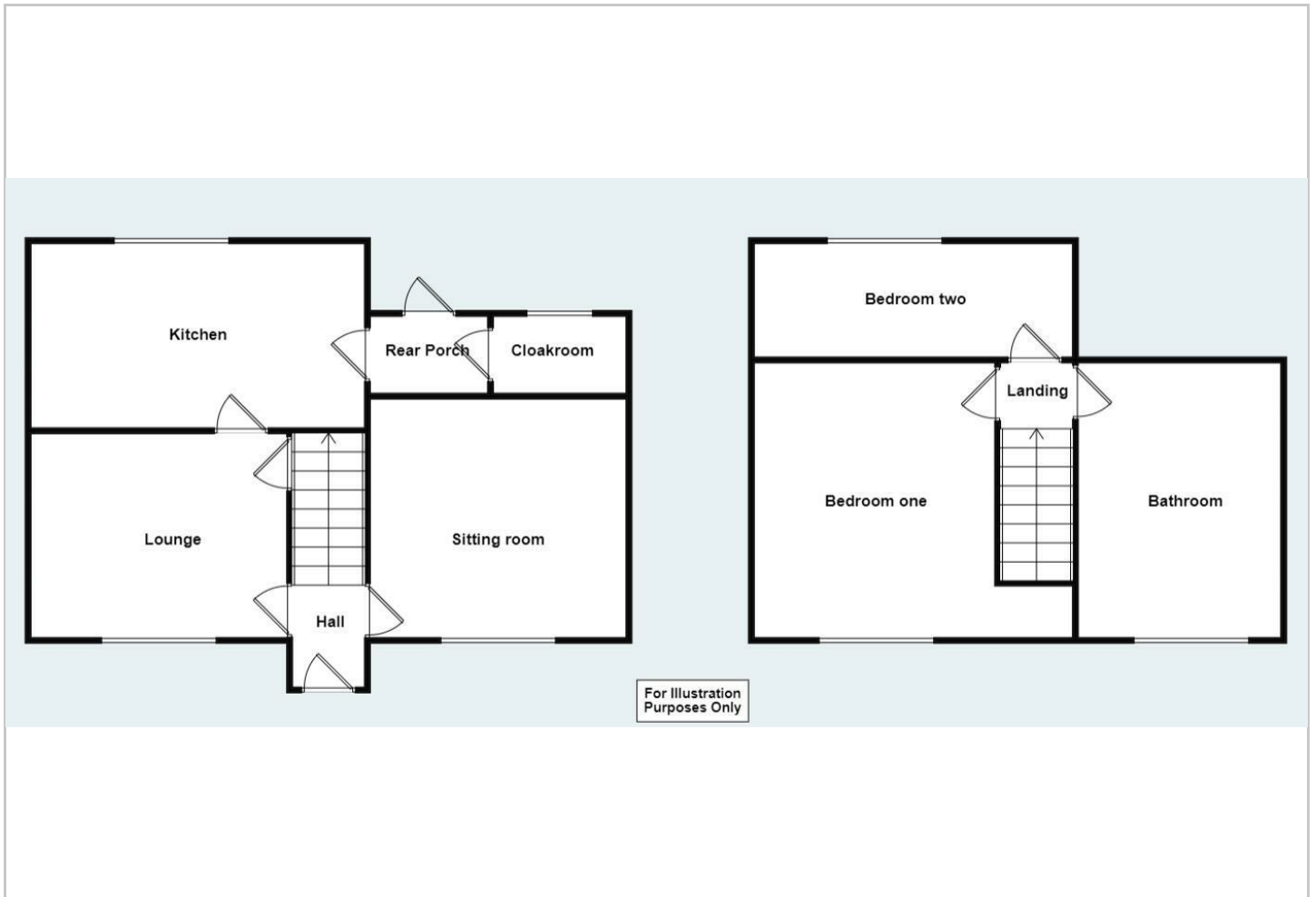
## Hybrid Map



## 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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