



## 55 Harwoods Lane

Rossett, Wrexham, LL12 0EU

Offers Over £160,000





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## Entrance Porch

Upvc double glazed door to the front entrance, tiled flooring, door leading into the lounge.

## Lounge

15'3" x 14'6" (4.65m x 4.42m )

Upvc double glazed window to the front elevation, brick built fireplace housing electric fire set on a tiled hearth, panel radiator, Tv aerial point, electric fuse box, under stairs storage cupboard, sliding door leading into the Dining Area.

## Dining Area

9'8" x 7'7" (2.97m x 2.33m )

Panel radiator, telephone point, opening into Kitchen.

## Kitchen/Diner

11'9" x 7'9" max (3.60m x 2.37m max)

Housing a range of wall, drawer and base units with work top surfaces over, inset stainless steel sink unit with mixer taps over, plumbing for washing machine, space for cooker and fridge, tiled flooring and part tiled walls, free standing Oil boiler, Upvc double glazed window to the rear. Door leading into rear porch

## Downstairs Shower Room

Walk in shower cubicle with Triton electric shower low level WC and vanity wash hand basin, fully tiled walls and panel radiator.

## Stairs to First Floor

## Bedroom One

15'3" x 11'6" max (4.65m x 3.53m max)

Fitted with a range of wardrobes which offer ample hanging and shelving space, panel radiator, Upvc

double glazed window to the front with excellent views over open countryside,

## Bedroom Two

11'10" x 7'8" (3.61m x 2.36m )

Upvc double glazed window to the rear with views over open countryside, panel radiator and loft access.

## WC

Two piece suite comprising Low level WC and wash hand basin, panel radiator and extractor fan.

## Outside

The front of the property features a gated access with a pathway that leads to the entrance. The front garden is landscaped with a mix of flowers, plants, and shrubs. Adjacent to the neighbouring property, there is an access point that leads to the rear of the property. The expansive lawned gardens boast an array of planters, shrubs, a paved patio area, a fish pond, and a large workshop/garage, greenhouse, and garden store. Enjoy the stunning views of the surrounding countryside from both the front and rear of the property.

## 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.

### 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.**

### 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.

### 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



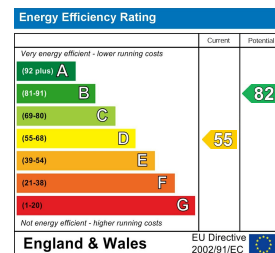
## Floor Plan



## 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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