



## 8 Grange Close

Wrexham, LL12 7YH

£200,000



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## Entrance Hallway

UPVC double glazed door to the front entrance, with a staircase leading to the first floor, a panel radiator, and doors providing access to both the Kitchen and Lounge.

## Lounge

14'7" x 12'4" (4.47m x 3.76m )

UPVC double glazed box bay window to the front elevation, feature marble effect fire surround housing gas fire. panel radiator. TV aerial and telephone point, Double doors leading into the Dining Room.

## Dining Room

10'7" x 9'4" (3.24m x 2.87m )

Upvc double glazed sliding doors to the rear, panel radiator, archway leading into the Kitchen.

## Kitchen

9'10" x 9'4" (3.02m x 2.87m )

Fitted with a range of matching wall, drawer and base units, work top surfaces with inset stainless steel sink and drainer, plumbing for a washing machine, space for a cooker and fridge/freezer, tiled flooring, part tiled walls, Upvc double glazed window facing the rear, and a door leading to the enclosed side entrance.

## Stairs and Landing

Loft access, panel radiator and doors leading to:

## Bedroom One

14'6" x 9'5" (4.42m x 2.88m)

UPVC double glazed window to the rear, panel radiator, storage cupboard housing wall mounted combination boiler. TV aerial point, built in wardrobes with hanging and shelving space.

## Bedroom Two

11'5" x 11'4" (3.49m x 3.47m )

UPVC double glazed window to the front elevation, panel radiator. TV aerial point.

## Bedroom Three

8'11" x 8'3" (2.73m x 2.53m )

UPVC double glazed window to front elevation, panel radiator. Built in over stairs storage cupboard.

## Shower Room

6'5" x 5'4" (1.96m x 1.65m )

Fitted with a low level w.c, wash hand basin with vanity unit under, shower cubicle, fully tiled walls. Upvc double glazed frosted window to the rear.

## Outside

### Outbuildings

Upvc door into rear porch with door leading into WC and brick built storage, tiled flooring, door leads into the rear gardens.

### To The Front

To the front is a well maintained lawn garden with well established plants and hedging to the borders. To the side of the property there is a driveway which offers Off Rd Parking Facilities.

### To The Rear

To the rear the garden is mainly laid to lawn with well established plants, trees and shrubs with fencing to the borders. feature fish pond, garden store and gated access which leads to the rear where there is further parking facilities.

### Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 .

Tel: 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.

### **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.

### **Loans.**

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

### **Floor Plan.**

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

### **Hours Of Business.**

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



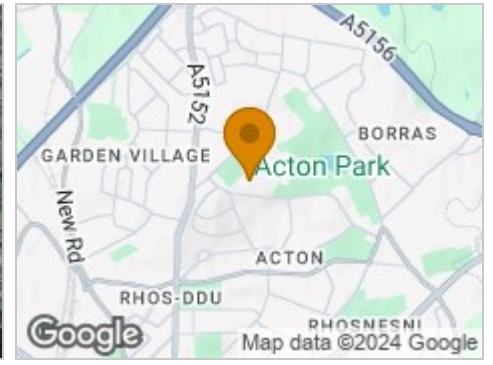
## Road Map



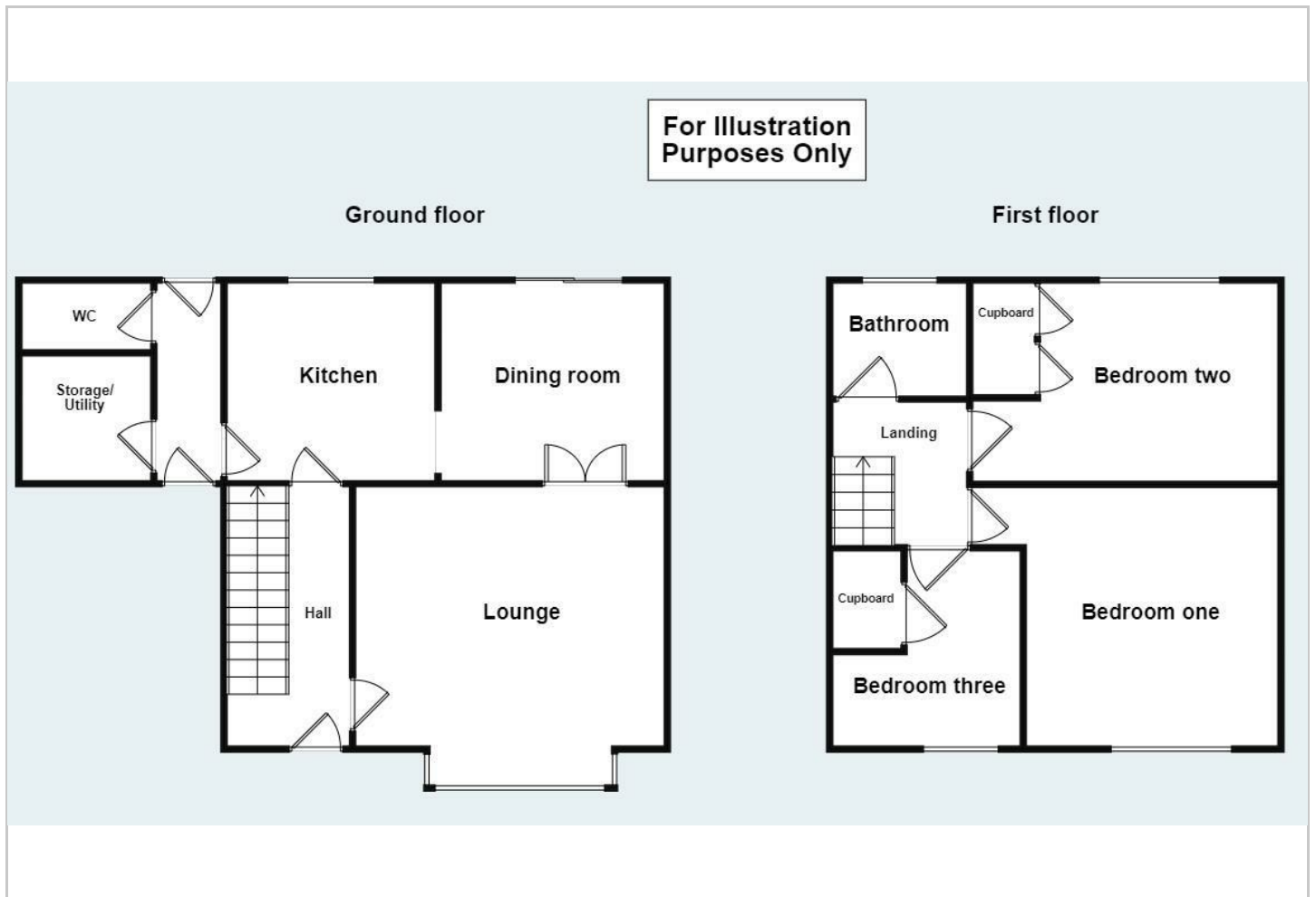
## Hybrid Map



## 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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