



— REID & ROBERTS —

60 Ashburn Way

Wrexham, LL13 0YY

Open To Offers £225,000



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Entrance Hallway

UPVC front door accompanied by a decorative glass panel on the side. double-glazed window, along with a panel radiator. The ceiling is both coved and textured, and a dado rail.

Lounge

17'11" x 14'0" max (5.47 x 4.27 max)

This spacious lounge boasts UPVC double-glazed windows at the front and side, enhancing natural light. It includes wall and ceiling lighting, two panel radiators, and a fireplace with a wooden surround and marble hearth for the gas fire. coved and textured ceilings, dado rail. TV aerial and telephone points are also provided.

Kitchen/Breakfast Room

14'6" x 11'5" max (4.44 x 3.5 max)

Housing a range of wall, drawer and base units with worktop surfaces over. inset stainless steel sink unit. Space a fridge freezer. Space for gas oven. plumbing for washing machine and dishwasher. Textured and coved ceiling with inset ceiling lights. dado rail and tiled flooring, Upvc double glazed windows to side and rear with upvc double glazed door opening onto the rear gardens

Bedroom One

14'0" x 9'0" (4.27 x 2.76)

Upvc double glazed window to the rear elevation. Textured and coved ceiling. panel radiator.

Bedroom Two

11'5" x 8'11" max (3.48 x 2.73 max)

Upvc double glazed window to the front elevation. Textured and coved ceiling. Built in wardrobes with hanging and shelving space, panel radiator.

Bedroom Three

9'9" x 7'6" (2.98 x 2.29)

Upvc double glazed windows to the side and rear elevation. Textured and coved ceilings. panel radiator.

Bathroom

8'10" x 8'2" (2.71 x 2.5)

Four piece bathroom suite comprising of shower cubicle with electric shower attachment, corner bath with taps over, vanity wash hand basin and low level WC. chrome heated towel rail, tiled flooring and part tiled walls. two Upvc double glazed frosted windows to the rear elevation.

Outside

To the side of the property is a Driveway which offers Off Road Parking leading to the Detached Double Garage, there are good sized gardens to the rear with steps leading to tiered garden areas. Mature hedging and shrubs lend privacy to the property.

Council Tax Band.

TBC

EPC Rating.

TBC

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.

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.

Services.

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

Loans.

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

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.

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.

Hours Of Business.

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



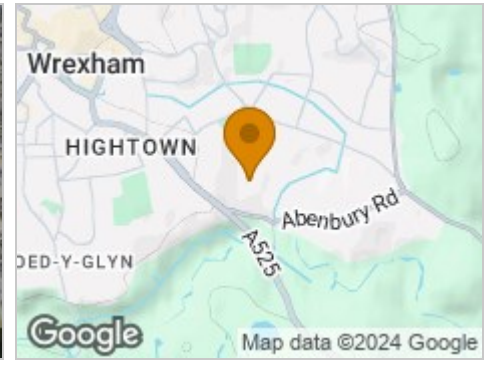
Road Map



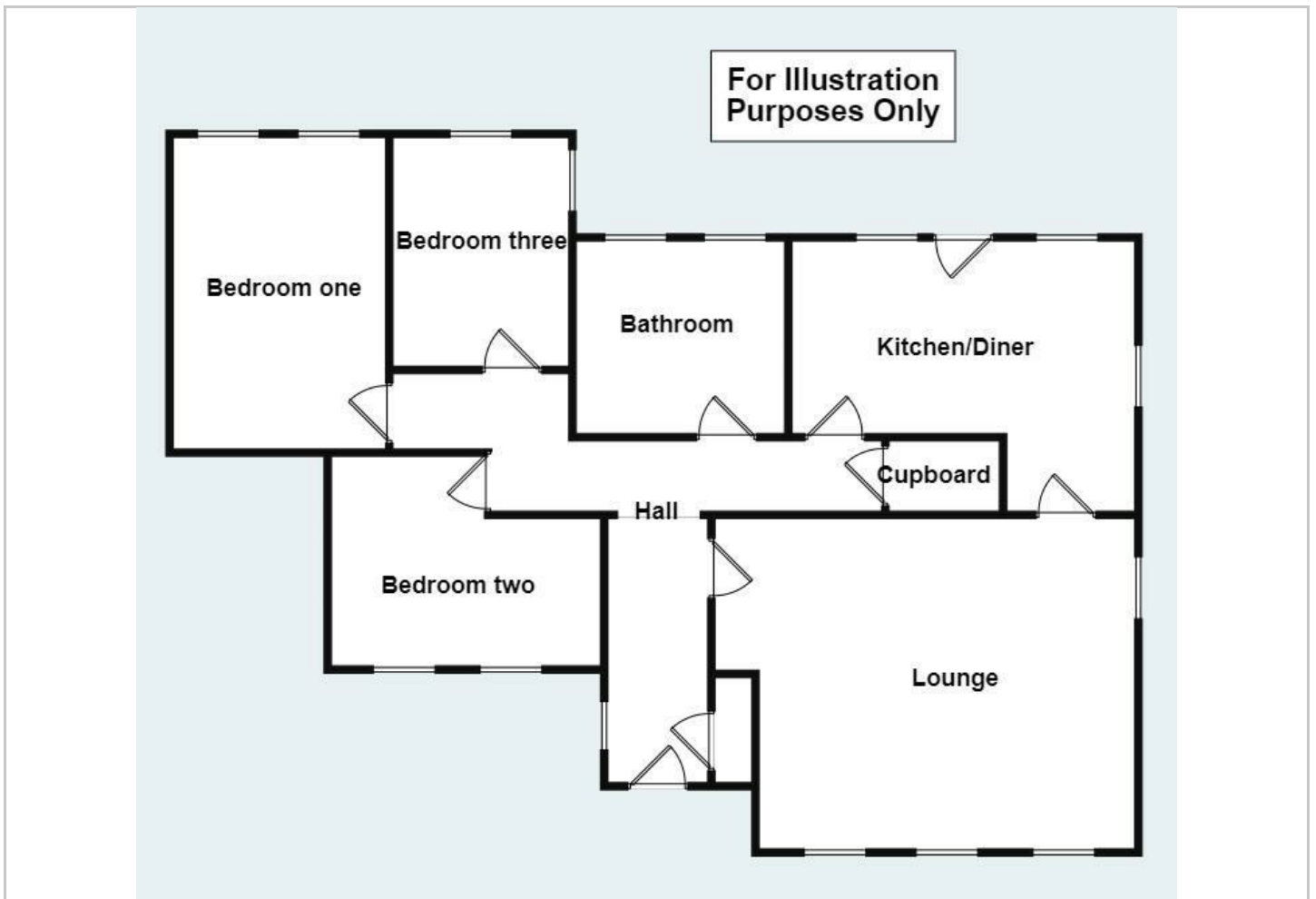
Hybrid Map



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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