



— REID & ROBERTS —

## 10 Grange Close

Wrexham, LL12 7YH

Offers Over £200,000



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## Entrance Hall

Upvc double glazed door to the front elevation, panel radiator, coved and textured ceilings. Stairs leading to the first floor, doors leading off to the Lounge and Kitchen.

## Lounge

14'7" x 11'5" (excluding bay) (4.45m x 3.50 (excluding bay))

Upvc double glazed bay fronted window, feature marble fire surround housing electric fire set on marble hearth, panel radiator and Tv aerial point. Double panelled doors leading into the Dining Room.

## Dining Room

10'5" x 9'4" (3.19m x 2.87m )

Upvc double glazed window to the rear elevation, panel radiator, door leading into the Kitchen.

## Kitchen

9'11" 9'4" (3.03m 2.86m )

Housing a range of wall, drawer and base units with worktop surfaces over and breakfast bar, inset stainless sink unit with mixer taps over, electric oven with 4 ring gas hob and extractor hood above. plumbing for washing machine, panel radiator, Upvc double glazed window to the rear and Upvc double glazed door to the side elevation.

## Stairs to the First Floor

## Landing Area

Upvc double glazed window to the side, panel radiator, loft access. Doors leading off to Bedrooms and Bathroom.

## Bedroom 1

11'6" x 11'5" (3.52m x 3.50m )

Upvc double glazed window to the front elevation, panel radiator. Coved and textured ceilings.

## Bedroom 2

11'9" x 9'4" (3.59m x 2.87m )

Upvc double glazed window to the rear, built in storage housing the wall mounted 'Worcester' combination boiler, built in wardrobe with hanging space, panel radiator.

## Bedroom 3

7'2" x 8'2" (2.19m x 2.51m )

Upvc double glazed window to the front elevation, built in wardrobes with hanging space. Over the stairs storage , panel radiator.

## Bathroom

Fitted 3 piece suite comprising Bath with electric shower over, wash hand basin and low level WC. Part tiled walls, panel radiator, Upvc double glazed frosted window to the rear. Bi folding doors.

## To The Front

To the front of the property there is a pathway that leads to the front entrance with generous sized lawned gardens, side gated access which leads to the rear gardens.

## To The Rear

The Rear of the property features a paved pathway that leads to the lawned garden area, two outbuildings, and a Detached Single Garage. Additionally, the driveway allows for off-road parking for two vehicles and includes a gated access.

## Garage

with Up and Over doors, power and lighting laid on.

## Outbuildings

Two brick built outbuildings /WC.

## Outside

### 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.

### 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.**

### 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



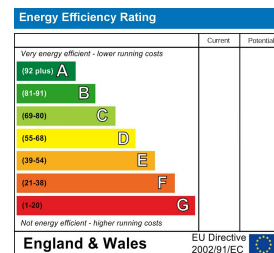
## Floor Plan



## 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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