



## 2 Montrose Gardens

Wrexham, LL13 9BN

£95,000



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## Ground Floor

A upvc part glazed entrance door opens into the:

### Hallway

The staircase leads to the first-floor landing, which features a storage cupboard beneath, a radiator, and an internal door that opens into the:

### Lounge

14'7x10'4 (4.45mx3.15m)

The space features a fireplace, radiator, television aerial connection, and coving along the ceiling.

### Dining Room

10'9x10'4 (3.28mx3.15m)

The rear features a radiator and a UPVC double-glazed window.

### Kitchen

10'6x10'5 (3.20mx3.18m)

The space is equipped with various fitted base and wall units, featuring a stainless steel sink unit, a UPVC double-glazed window, and access to:

### Rear Porch

Which provides storage, door into W.C with free standing bath and panelled radiator.

### Landing

Having ceiling hatch to roof void and internal doors off to:

### Bedroom One

11'9x10'4 (3.58mx3.15m)

The space features an integrated storage cupboard, an airing cupboard, a UPVC double-glazed window, and a radiator.

### Bedroom Two

14'4 x 8'5 (4.37m x 2.57m)

Built-in storage cupboard, upvc double glazed window and radiator.

### Bedroom Three

9'8x 7'3 (2.95mx 2.21m)

Upvc double glazed window and radiator.

### Bathroom

7'5x5'6 (2.26mx1.68m)

The bathroom is equipped with a three-piece suite that includes a panelled bath with an electric shower overhead, a wash hand basin, and a water closet, complemented by tiled walls and a radiator.

### Outside

The property is accessed from the front via a fence and gates, leading to a stone-paved parking area. A supplementary side path directs to the entrance door and extends to the rear garden, which features primarily lawn, a stone-paved hard standing, and established privacy hedging and trees.

### EPC Rating.

TBC

### Council Tax Band.

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.

Tel: 01978 353000

### 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.

### 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.**

### Hours Of Business

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



## Road Map



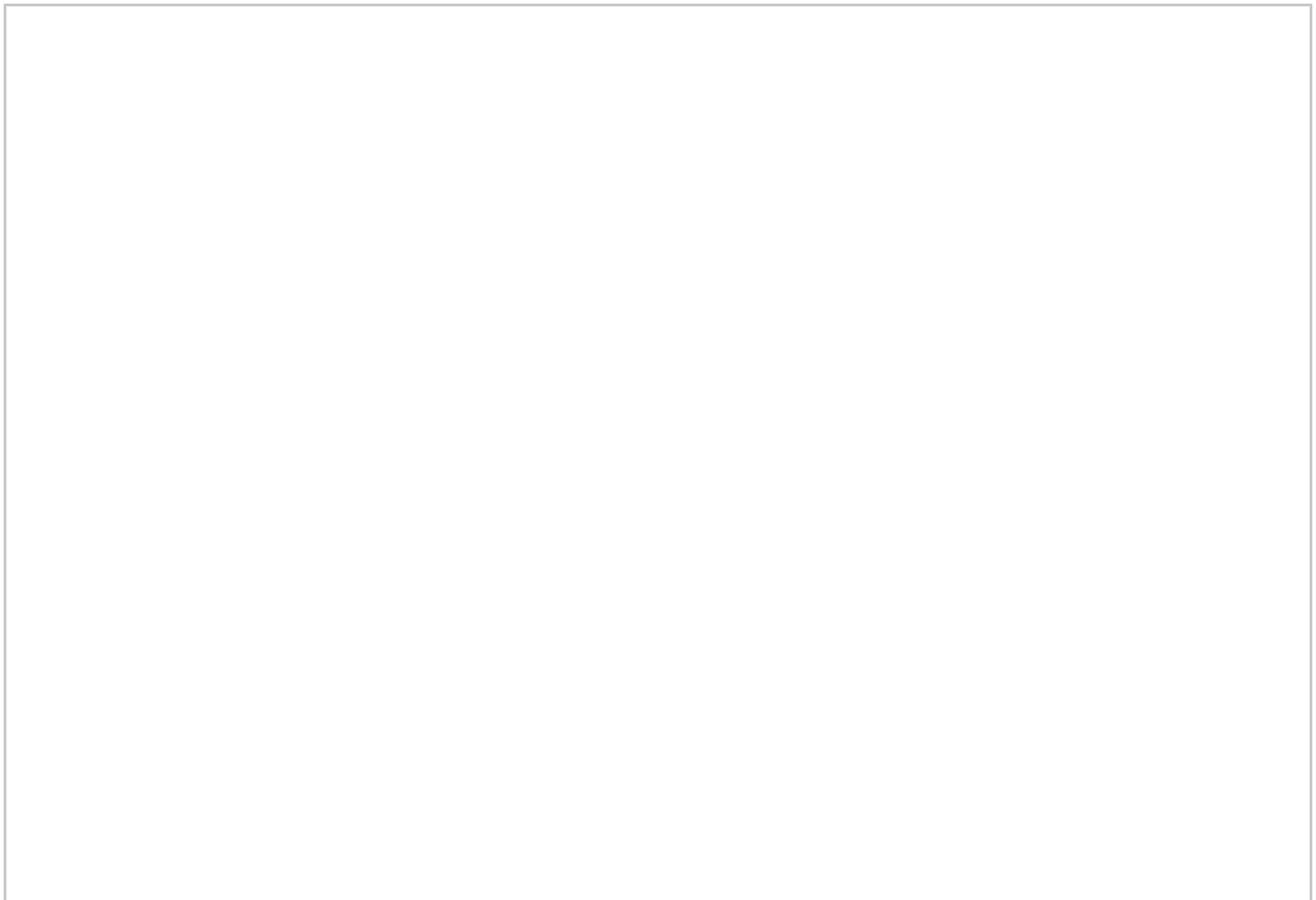
## Hybrid Map



## 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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