



## 26 Salisbury Road

Wrexham, LL13 7AS

£315,000





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## Vestibule

Hardwood Door which leads into the Entrance Hallway, with original patterned quarry tiled flooring, cornice ceiling and electric meters cupboard.

## Entrance Hallway

19'8" x 6'2" (6.01m x 1.9m)

Accessed via a wooden door leading to porch area. original quarry tiled flooring, cornice ceiling, double panelled radiator, under-stairs storage and ceiling light points. stairs leading to the first floor. Doors leading to both reception rooms and kitchen.

## Sitting room

13'3" x 11'5" (4.06m x 3.49m)

A well-lit and spacious room that offers a traditional bay window at the front and side. enhanced by parquet flooring, a panel radiator, a cornice ceiling, and feature wooden fire surround that contains an open multi-fuel fire resting on a marble hearth.

## Lounge

12'6" x 12'1" (3.83m x 3.70m)

This room includes a slate fire surround and hearth that accommodates a gas fire. It features sliding doors that open to French doors on the side elevation. Additional amenities include a panel radiator, a TV point, and a telephone connection, carpeted flooring with parquet flooring underneath.

## Kitchen

12'0" x 10'10" (3.66m x 3.31m)

Fitted with a range of wall, drawer, and base units with complementary granite effect worktop surfaces over with inset stainless steel sink with mixer tap over, integrated Dishwasher and double electric oven and grill, four-ring gas hob with extractor hood above. Space for fridge/freezer. Tiled- flooring, ceiling light point, and UPVC double-glazed window to the rear. Door leading to:

## Dining Room

12'0" x 6'10" (3.67m x 2.1m)

Window to the side elevation, part wood panelled walls and wood effect flooring, double panelled radiator, and door to the rear.

## Utility Room

14'2" x 5'1" (4.32m x 1.55m)

Space for washing machine, tumble dryer, and fridge/freezer. Storage cupboard and drawer with complementary worktop surface over. Tiled flooring, ceiling light point, UPVC frosted window to the side elevation, and UPVC door to the rear garden. Door leading to:

## Ground Floor W.C

Low flush W.C, wash hand basin, tiled flooring, ceiling light point, and frosted window to the side elevation.

## Stairs and Landing

Spacious landing with carpeted flooring, ceiling light points, loft access with pull-down ladders. Doors to all Bedrooms, Bathroom, and separate W.C

## Bedroom One

12'2" x 12'6" (3.71m x 3.83m)

Double bedroom with wooden sash window to the side elevation, carpeted flooring, single-panelled radiator, ceiling light point, and built-in wardrobes.

## Bedroom Two

11'4" x 10'5" (3.46m x 3.19m)

Double bedroom with period style bay window to the front and side elevation. Carpeted flooring, ceiling light point, single-panelled radiator, and built-in wardrobes.

## Bedroom Three

7'5" 8'2" (2.28m 2.49m)

Wooden sash window to the front elevation. Carpeted flooring, ceiling light point, and double-panelled radiator.

## Bedroom Four

8'2" x 6'10" (2.51m x 2.1m)

Wooden sash window to the rear elevation. Carpeted flooring, ceiling light point, and single-panelled radiator.

## Bathroom

7'10" x 6'5" (2.39m x 1.96m )

Two piece suite comprising wooden effect panelled bath with electric shower over, wash hand basin. Wood effect flooring, Part tiled walls, panelled radiator and sash window to the side elevation.

## First Floor W.C

11'3" x 4'6" (3.44m x 1.38m)

Low flush W.C, wash hand basin, panelled radiator, wood-effect laminate flooring, built-in storage cupboards with shelving, ceiling light point, and frosted window to the side elevation

## Outside

At the front of the property, you will find a generous outdoor space that includes a double garage and ample off-road parking. This area is bordered by well-kept gravel and lawn sections, complemented by

Tel: 01978 353000

mature shrubs and hedges that provide privacy. Access to the side is available through a double UPVC door, leading into the double garage and a private lawned garden. The rear garden boasts a paved seating area, along with a garden storage shed and coal store. Mature hedging encircles the space, creating a secluded atmosphere while still allowing ample room for relaxation and leisure activities.

### Garage

16' x 18'5 (4.88m x 5.61m)

Double Detached garage with two single up and over doors

### 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.

### 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.

### 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.

### 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.

### 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.

### 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

### 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.

### Additional information





Road Map



Hybrid Map



Terrain Map



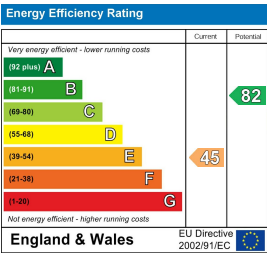
Floor Plan



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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