



8 Windsor Road

New Broughton, Wrexham, LL11 6SU

£130,000



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Entrance hallway

Accessed via a UPVC entrance door. Features wood effect laminate flooring, panelled radiator, and doors leading to the Lounge and Dining Room. Stairs rise to the first floor accommodation.

Lounge

11'10" x 10'3" (3.62m x 3.13m)

UPVC double glazed window to the front elevation. Feature fireplace housing coal effect gas fire set on brick hearth. Storage cupboard with shelving. Carpet Flooring, panelled radiator.

Dining room

12'2" x 10'5" (3.73m x 3.18m)

Spacious dining area with a UPVC double glazed window overlooking the rear garden. Features a coal-effect gas fire set on a marble hearth, television and telephone points, carpeted flooring, and panelled radiator. Door leading into:

Kitchen

7'4" x 9'11" (2.24m x 3.03m)

Fitted with a range of wall, drawer, and base units with complementary work surfaces. Composite sink unit with mixer tap, space and plumbing for a washing machine, and space for an electric oven with four-ring gas hob. Vinyl flooring, fully tiled walls, wall-mounted combi boiler, and understairs pantry. UPVC double glazed windows to the rear and side elevation. UPVC door provides access to the rear.

Stairs to the First Floor

Access to the loft, bedrooms, and family bathroom.

Bedroom One

11'10" x 13'8" (3.61m x 4.19m)

Double bedroom with UPVC double glazed window to the front elevation. Integrated mirrored wardrobes with sliding doors, carpeted flooring, panelled radiator, and television point.

Family Bathroom

7'5" x 9'2" (2.27m x 2.81m)

Fitted with a four piece suite comprising a panelled bath, walk-in electric shower, low level WC, and wash hand basin. UPVC double glazed frosted window to the side elevation, vinyl flooring, and part tiled walls.

Bedroom Two

8'0" x 12'4" (2.46m x 3.76m)

Double bedroom with UPVC double glazed window to the rear. Built-in storage cupboard with shelving, carpeted flooring, and panelled radiator.

Outside

To the front

Steps leading up to the front entrance.

To the Rear

Off-road parking area, two sheds, and a brick-built outhouse with electric. Boundaries enclosed with hedging and fencing. Outdoor tap

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.

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.



Road Map



Hybrid Map



Terrain Map



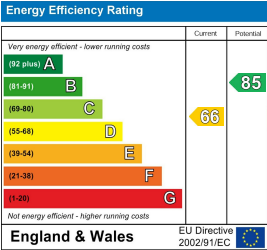
Floor Plan



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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