



## 7 Temperance Road

Southsea, Wrexham, LL11 5NT

£155,000

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## Lounge

12'1" x 12'1" (3.68m x 3.68m)

Feature brick fire surround housing electric log burner style fire, with brick surround. It includes decorative beams, a radiator, a TV connection point, a double-glazed window at the front, and external doors.

## Kitchen

11'1" x 12'1" (3.38m x 3.68m )

Featuring a range of wall, drawer and base units with worktop surfaces over, an electric fan oven with a four-ring gas hob, a stainless steel sink unit with a mixer tap over, plumbing for a washing machine, French doors that access the conservatory, a radiator, and a double-glazed window at the front.

## Bathroom

7'0" x 7'1" (2.13m x 2.16m )

This three-piece white suite includes a wash hand basin with a mixer tap, a panel bath featuring an overhead shower unit, and a low-level WC. The space is finished with lino flooring, UPVC double-glazed frosted windows on the rear and side, and tiled walls.

## Conservatory

9'0" x 14'1" (2.74m x 4.29m )

Upvc frame conservatory, with Door opening to the side elevation, laminate flooring,

## Stairs to the First Floor

## Landing Area

Doors leading off to Bedrooms, stairs leading to Loft Space

## Bedroom One

12'0" x 12'1" (3.66m x 3.68m )

A UPVC double-glazed window is positioned at the

front, along with a panel radiator and laminate flooring.

## En-suite

6'0" x 2'1" (1.83m x 0.64m )

low-level WC, a wash basin featuring a mixer tap, a base unit, and a shower unit with walls that are partially tiled.

## Bedroom Two

12'1" x 9'12" (3.68m x 2.74m )

Upvc double glazed window to the rear elevation, complemented by laminate flooring, a panel radiator, and a boiler mounted on the wall.

## Loft Space

Steps provide entry to the loft area, which is illuminated by a UPVC double-glazed skylight. The entire space is fully boarded and has power and lighting available.

## Outside

To the front of the property there is a gated access which leads to Off Road Parking for two vehicles. The rear features fully enclosed gardens, complete with a paved patio seating area, artificial lawn sections, and a garden store equipped with power and lighting.

## 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

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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.

### 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

### 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.

### EPC Rating.

TBC

### Council Tax Band.

TBC

### Additional Information



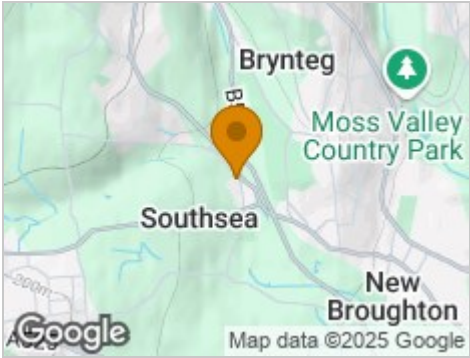
Road Map



Hybrid Map



Terrain Map



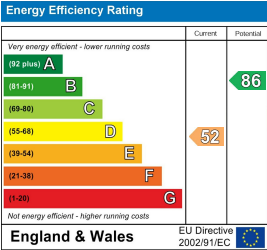
Floor Plan



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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