



7 Eastleigh Close

Wrexham, LL11 2HX

Chain Free £229,950



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Hallway

The entrance is via a UPVC double-glazed door, leading into a welcoming hallway. The space features carpeted flooring, double-panelled radiator. For added peace of mind, there is a control panel for the intruder alarm system. Additionally, the hallway provides access to the loft space, and doors leading to;

Lounge

5.71m x 3.32m

The spacious room features a Upvc double-glazed window to the front and side, allowing natural light to flood the space. It is finished with carpeted flooring and benefits from a double-panelled radiator. ceiling light point, coved ceiling, carpeted flooring, The focal point of the room is a coal-effect electric fire, set on a black marble hearth,

Kitchen

9'6" x 8'10" (2.92m x 2.70m)

A fitted kitchen with a range of base and wall units with complimentary working surfaces and incorporating a stainless steel single drainer sink unit with mixer tap over. With an integrated fridge freezer and washing machine, space for free standing cooker with extractor fan over. Part tiled walls to splash back height, tiled flooring, ceiling light point, double glazed window to the rear, half glazed UPVC double glazed door to the rear garden.

Bedroom One

13'10" x 8'6" (4.24m x 2.61m)

With a Upvc double glazed window to the front, carpeted flooring, coved ceiling, ceiling light point, double panelled radiator.

Bedroom Two

10'6" x 9'7" (3.21m x 2.94m)

Upvc double glazed window to the rear, double panelled radiator, coved ceiling, ceiling light point, carpeted flooring.

Bathroom

7'4" x 5'4" (2.25m x 1.65m)

A white bathroom suite featuring a walk-in shower with a thermostatic shower unit, a vanity wash hand basin with mixer taps, and a low-level WC. Additional features include a heated towel rail, ceiling light point, tiled flooring, and part-tiled walls to splash back height. A double-glazed window to the rear provides natural light.

Outside

A spacious driveway provides ample off-road parking and leads to a single garage, complete with an up-and-over door, power, lighting, and convenient side access. The front garden is attractively laid to lawn, bordered by a variety of mixed planting and featuring a central flower bed. To the rear, the well-maintained garden is mainly laid to lawn, with a pathway leading to the garage side door for easy access.

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.

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.

Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

EPC Rating.

EPC RATING: D

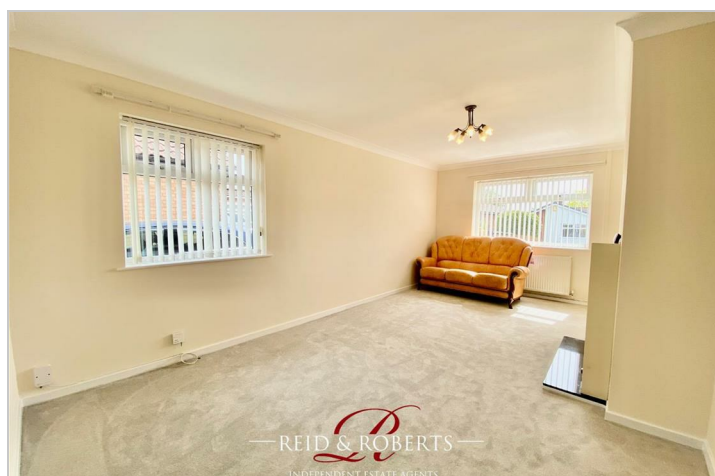
Council Tax Band.

TBC

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



Road Map



Hybrid Map



Terrain Map



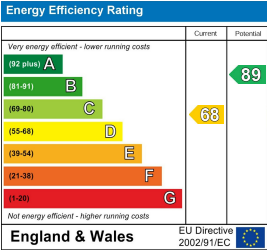
Floor Plan



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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