



22 Hilltop View Road

Wrexham, LL12 7SF

£272,500



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Entrance

Approached via UPVC double glazed door leading into porch area, with further wooden door opening into the hallway. Tiled flooring, ceiling light point and panelled radiator. Stairs rise to the first floor with under stairs storage. Doors off to Lounge and Kitchen/Diner.

Lounge

12'5" x 14'0" (3.80m x 4.28m)

UPVC double glazed window to the front elevation. Feature fireplace housing gas fire set on marble hearth. Telephone and TV points, panelled radiator, carpeted flooring and ceiling light point.

Kitchen / Dining Room

18'6" x 9'5" (5.66m x 2.88m)

Fitted with a range of wall, drawer and base units with complementary worktop surfaces over, 1.5 stainless steel sink unit with mixer tap, with splashback tiling. Space for cooker, fridge and washing machine. Tiled flooring, panelled radiator. Dining area with UPVC double glazed French doors to the rear elevation. UPVC double glazed window to the rear and door to the side elevation.

To the First Floor Accommodation

Landing

UPVC double glazed window to the side elevation, carpeted flooring. Access to loft via pull down ladders. Airing cupboard housing 'Worcester' boiler. Doors off to all bedrooms and bathroom.

Bedroom One

11'1" x 10'1" (3.39m x 3.08m)

UPVC double glazed window to the front elevation. Built-in storage cupboard with shelving. Television and telephone points, panelled radiator, carpeted flooring and ceiling light point.

Bedroom Two

UPVC double glazed window to the rear elevation. Television and telephone points, panelled radiator, carpeted flooring and ceiling light point.

Bedroom Three

8'2" x 4'9" (2.50m x 1.47m)

UPVC double glazed window to the front elevation. Panelled radiator, carpeted flooring and ceiling light point.

Bathroom

6'11" x 5'5" (2.12m x 1.66m)

Fitted with a three piece suite comprising of panelled bath with mains shower over, low level WC and wash hand basin set in vanity unit. Fully tiled walls, tiled effect vinyl flooring, extractor fan, heated towel rail and UPVC double glazed frosted window to the rear.

Outside

To the front

Ample off road parking with car port leading to garage. Gravelled area with fencing to the boundary. Gated access to the front and side elevations.

To the rear

Patio seating area, outdoor tap and steps leading to elevated low maintenance lawned areas. Fencing to boundaries, outdoor storage shed and UPVC double glazed door to garage.

Garage

9'8" x 18'8" (2.96m x 5.69m)

Fitted with power and lighting, with electric up and over door and UPVC double glazed window to the side elevation.

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.

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.

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



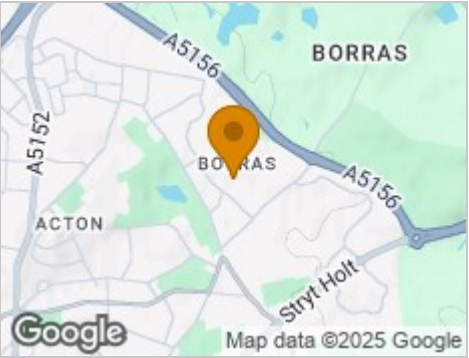
Road Map



Hybrid Map



Terrain Map



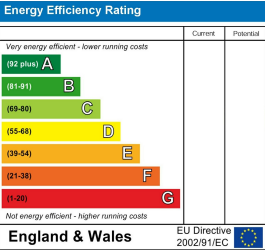
Floor Plan



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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