



Vicarage Lane

Gresford, Wrexham, LL12 8UW

Offers Invited £150,000



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Entrance

Approached via a UPVC entrance door, with stairs rising to the first floor accommodation. Featuring wood-effect laminate flooring and doors leading off to the Kitchen and Lounge.

Lounge

10'9" x 12'5" (3.30m x 3.79m)

An exposed brick Chimney Breast. Two UPVC double glazed windows to the front and side elevations, carpeted flooring, ceiling light point, panelled radiator, television and telephone points.

Kitchen

8'3" x 12'5" (2.52m x 3.81m)

Freestanding range of base and drawer units with stainless steel sink unit and mixer tap over. Space and plumbing for freestanding appliances including fridge/freezer and cooler. Wood-effect laminate flooring, wall lights, and panelled radiator. UPVC double glazed window to the front elevation. Door leading to the Outbuilding and opening to the Lounge and Cellar.

Cellar

13'11" x 12'2" (4.26m x 3.73m)

Useful storage space housing the 'Baxi' boiler, with wooden panelled walls, fitted worktop surfaces, shelving, lighting, power, and a small window.

Rear Extension

14'7" x 7'1" (4.47m x 2.16m)

Offering excellent potential for additional bathroom, extended kitchen, dining room, storage or utility space. Fitted with power and lighting, two panelled radiators, and UPVC door providing access to the rear garden. Existing drainage.

Stairs to First Floor

Newly carpeted. Providing access to the Bedroom and Bathroom.

Bedroom One

10'10" x 12'5" (3.31m x 3.79m)

Double bedroom with UPVC double glazed window to the front elevation, fitted storage cupboards and shelving units. Carpeted flooring, wall lights, telephone point, and door leading into:

Ensuite

3'6" x 4'1" (1.07m x 1.27m)

Fitted with a low-level flush W.C and wash hand basin with mixer tap over. Vinyl flooring, part-tiled walls, and ceiling light point.

Bathroom (Previously Bedroom Two)

8'3" x 12'4" (2.54m x 3.77m)

A generous bathroom fitted with a free-standing bath with mixer tap and handheld shower attachment set on a raised platform. Built-in storage cupboards and shelving, laminate-effect vinyl flooring, heated towel rail, wall lights, and UPVC double glazed window to the front elevation. Access to loft.

Outside

Steps lead up to the front entrance, with a pathway extending to the side providing access to the rear extension (potential kitchen) and outbuilding. The private garden area is designed for ease of maintenance, featuring gravelled areas bordered by mature shrubs and bushes. The side elevation provides potential to add a conservatory/extra living space overlooking the garden, without need for planning permission. There is off-road private parking for two vehicles to the side of the property. There is also an outdoor tap and potential to reinstate an external W.C if desired.

Tel: 01978 353000

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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