



HAYLEY JACKSON

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25 Maes Y Parc, Halton, Chirk, LL14 5BB

£150,000













This two bedroom semi detached family home is situated in a most pleasant and popular location, ideally located to access open countryside and the A483. The accommodation comprises, Reception Hall, Living Room, Kitchen Dining Room, Landing, Two Double Bedrooms, Bathroom, Gardens To the Front and Rear. Warmed by oil fired central heating and benefits from UPVC double glazing.

The entrance door leads into the Reception Hall with staircase leading to the First Floor. The property is complimented by a lovely Kitchen Dining Room with space for a table and UPVC double glazed windows overlooking the south Facing Rear Garden.

The Lounge is warm and inviting with open fireplace and UPVC double glazed window to the front elevation.

The First Floor Landing provides access to the linen cupboard.

Bedroom One has a UPVC double glazed window to the front elevation with over the stair storage area. Bedroom Two benefits from UPVC double glazed window to the rear elevation and fitted wardrobes.

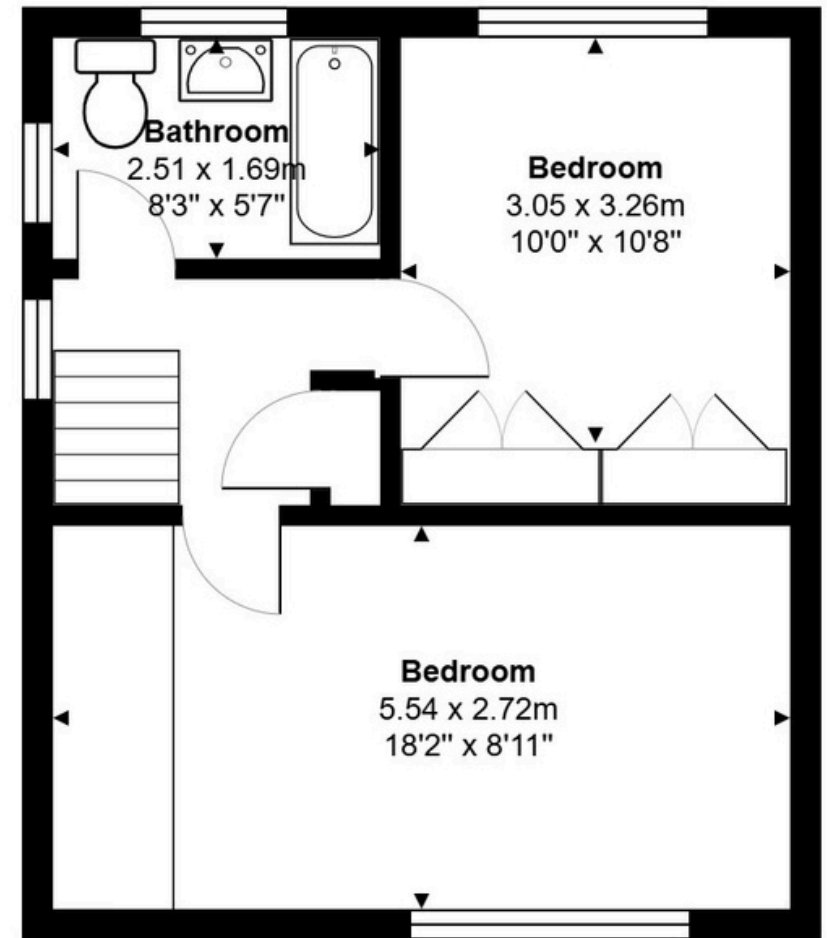
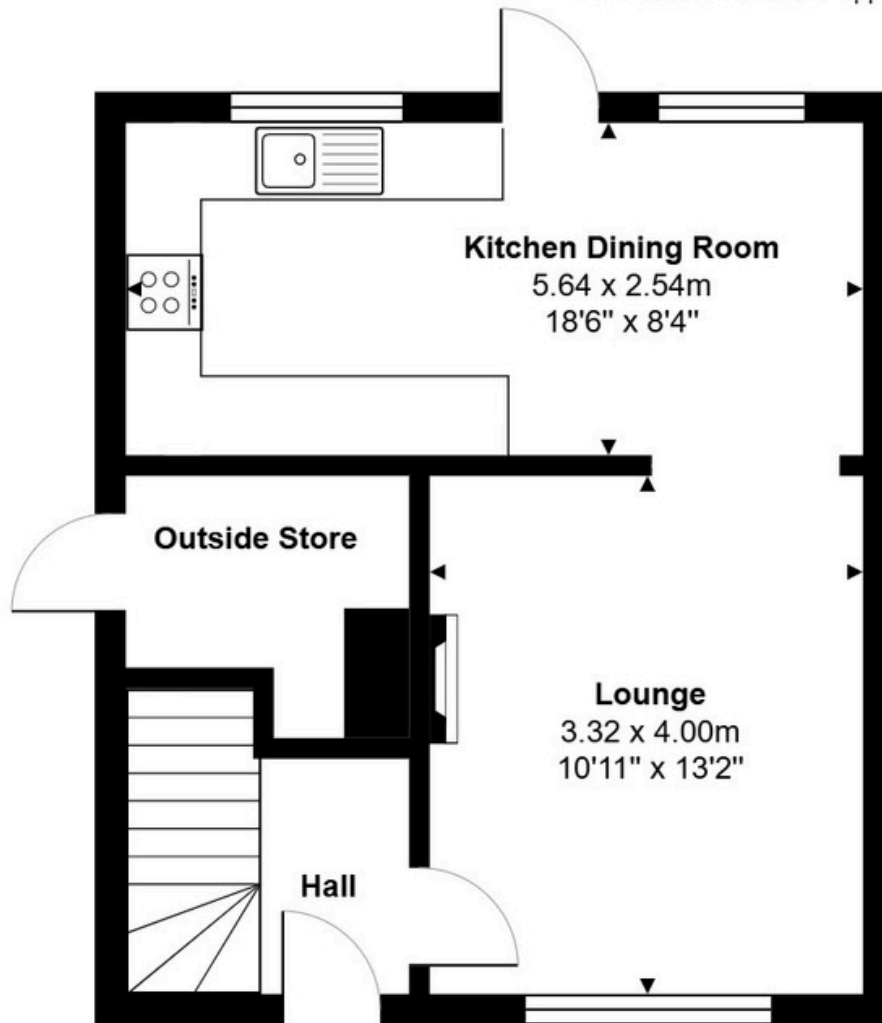
The Bedrooms are served by a lovely Bathroom with bath and shower unit over and with with UPVC double glazed windows to the rear and side elevations.

The Gardens are a superb notable feature with a paved patio area directly to the rear of the property, ideal for outside entertaining and dining. The rear garden is mainly laid to lawn and enclosed by fencing with access to the communal parking area. To the front of the property there is a laid to lawn area and path leading to the side and to the Outside Store.

Outside Store - Housing a oil fired boiler.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

All measurements are approximate and for display purposes only









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Council Tax Band - Band C

Wrexham Council - Library, Contact,
Rhosddu Rd, Wrexham LL11 1AU

Tenure - Freehold. Confirmation should
be sought via a purchasers legal advisor.

Services - We understand that the
property benefits from mains electricity,
drainage and water.
Confirmation should be sought via a
purchasers legal advisor.

Viewing strictly via the property agent



Notes - Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Purchasers will need to complete an Anti Money Laundering check via a third party, Move Butler, at a cost of £30.00 per person.



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