

# Town & Country

Estate & Letting Agents

Bridge Street, Holt, Wrexham

£185,000



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TEL: 01978 291345

## Externally Front

To the front of the property is a low maintenance gravel garden with a paved pathway leading to the entrance porch with courtesy light and gated side access to the rear garden.

## Entrance Porch

Entered through a UPVC opaque double glazed front door which opens to ceramic tile flooring, windows to the side elevation and another UPVC double glazed door to the entrance hall.

## Entrance Hall

With a radiator and doors off opening to the living room both bedrooms and bathroom.



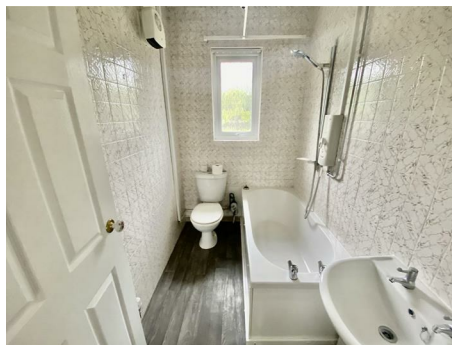
## Living Room

With a window facing the front elevation with radiator below, a feature electric fire and surround, a built in cupboard housing the Ideal gas combination boiler and a door off opening to the kitchen.



## Kitchen

The kitchen is installed with a range of new shaker style wall, base and drawer units with ornate handles, ample work surface space housing a stainless steel single drainer sink unit with mixer tap and a built-in stainless steel oven, hob and extractor hood above. Included will be a washing machine and a fridge/freezer. There is a built-in shelved store cupboard with an opaque window to the rear elevation, quarry tiled flooring, a radiator, a window facing the rear elevation and a UPVC double glazed door opening to the side of the property.



## Bathroom

Installed with a white three piece suite comprising a dual flush low level WC along with a panel bath with electric shower over, a pedestal wash hand basin, fully tiled Walls, a radiator, an extractor fan and then opaque window facing the rear elevation.



## Bedroom One

Having a window facing the rear elevation with a radiator below.



## Bedroom Two

With a window facing the front elevation and the radiator below.

## Rear Garden

Enjoying a South West sunny orientation the rear garden is laid to lawn with shrub beds and borders, a timber shed outside light and water supply

## Services

The agents have not tested any of the appliances listed in the particulars.

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

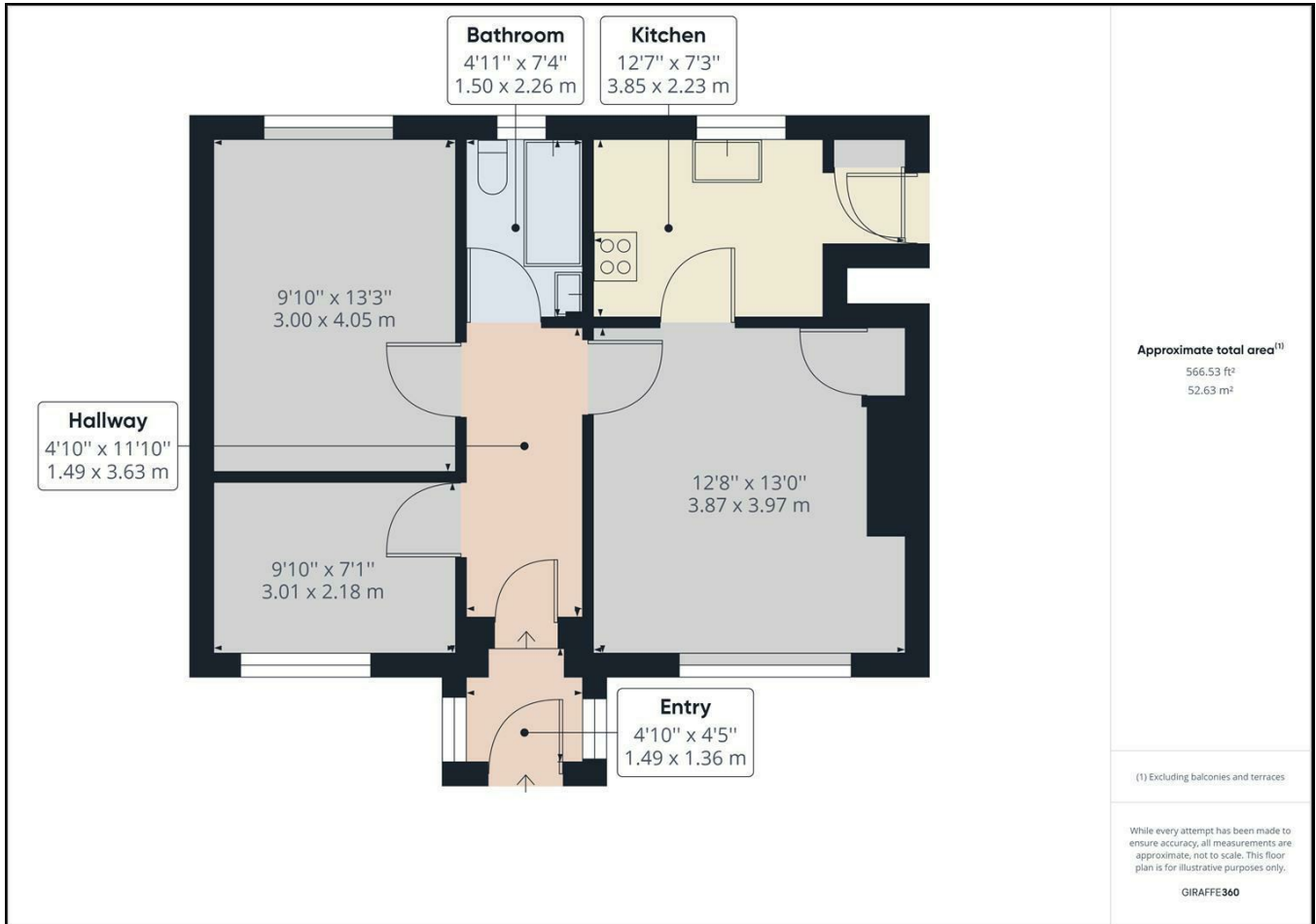
## Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

