

15B Salisbury Road, Wrexham, LL13 7AS
£295,000 17485



DESCRIPTION: Situated in a much sought after and favoured location is this impressive 3 bedroom semi detached property which has spacious living accommodation to briefly comprise entrance hall, lounge, dining room, fitted kitchen/breakfast room with integrated appliances, cloakroom and to the first floor there are the master bedroom with dressing room, 2 further bedrooms and a family bathroom. The accommodation is complimented by gas radiator heating and UPVC double glazing and externally there are pleasant gardens to the front and side and to the rear there is a large garage. As selling agents we would highly recommend an internal inspection of the property to fully appreciate the size of the accommodation on offer and the pleasant and convenient location. **FREEHOLD: COUNCIL TAX BAND D:**

GEORGE A MURRAY FNAEA – RESIDENT PARTNER

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the agents Wrexham office proceed around the one way system to the mini roundabout on the corner of Grosvenor Road. Turn left and proceed along Grosvenor Road to the traffic lights turning right and first left into Bradley Road, continue over the roundabout and through the traffic lights and onto Victoria Road, proceed along Victoria Road and over the Roundabout and continue into Talbot Road, at the T junction turn right onto Salisbury Road and proceed for a short distance and the property will be noted on the left hand side.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated in a popular and sought after location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Panelled radiator. Stairs rising to first floor. UPVC front entrance door.

LOUNGE: 15' x 12' 2" (4.57m x 3.71m) 3 Radiators. Coved ceiling. Feature fireplace with inset living flame coal effect gas fire. Tv point. Bay window to front elevation.



DINING ROOM: 15' 1" x 12' 8" (4.6m x 3.86m) Panelled radiator. Coved ceiling. Fitted feature fire surround with inset log burner set on a tiled plinth. Under stairs storage housing wall mounted gas heating boiler and having access to the basement. French doors leading to side of property.



KITCHEN/BREAKFAST ROOM: 16' 4" x 15' 1" (4.98m x 4.6m) The kitchen is fitted with a comprehensive range of wall and base units with worktop surfaces and inset bowl and drainer centre island and breakfast bar with integrated appliances to include hob, extractor hood, oven, microwave, fridge freezer and dish washer. Two radiators. Space and plumbing for washing machine. Tiled floor. Door leading to garage. UPVC door leading to side of property.





CLOAKROOM: Fitted white 2-piece suite comprising wc and wash hand basin. Part tiled and part panelled walls.



STAIRS AND LANDING: Panelled radiator. Loft access. Built in store cupboard. Doors leading off to bedrooms and bathroom.

BEDROOM 1: 12' 8" x 11' 6" (3.86m x 3.51m) Panelled radiator. Window to rear elevation. Door and steps leading to dressing room.



DRESSING ROOM: 9' x 8' 6" (2.74m x 2.59m) Panelled radiator. Range of wardrobe facilities with mirrored sliding doors.



BEDROOM 2: 12' 3" x 11' 3" (3.73m x 3.43m) Panelled radiator. Window to front elevation.



BEDROOM 3: 8' 7" x 9' (2.62m x 2.74m) Panelled radiator. Window to front elevation.



BATHROOM: Panelled radiator. Fitted 3 piece white suite comprising high level wc, wash hand basin and freestanding bath with shower above. Tiled walls. Inset ceiling lighting.



OUTSIDE: To the front of the property there is a path leading to the front entrance and low maintenance front gardens laid to artificial grass. To the side there is a generous size garden area which is paved with raised stocked beds and offers a pleasant and private aspect and to the rear there is a large garage with up and over door with power and lighting laid on.







TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

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