

Spring Road, Rhosddu, Wrexham, LL11 2LU
£250,000 MW46545



DESCRIPTION: Situated in a much sought after location is this spacious 4 bedroom traditional semi detached character property with well presented accommodation to briefly comprise entrance vestibule, entrance hall, lounge, dining area, fitted kitchen with integrated appliances, breakfast area, cloakroom, and to the first floor there are 3 bedrooms and combined bathroom and wc and to the 2nd floor there is a 4th bedroom. The accommodation is complimented by gas heating and UPVC double glazing and externally there are generous gardens, a drive providing off road parking and a detached garage. As selling agents we would highly recommend an internal inspection to fully appreciate the size and quality of the accommodation on offer. **FREEHOLD: COUNCIL TAX BAND D. NO CHAIN**

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-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

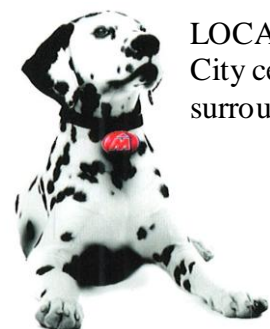
DIRECTIONS: From the agents Wrexham office proceed around the one way system to the mini roundabout on the corner of Grosvenor Road and proceed straight across into Rhosddu and Cunliffe Street will noted on the right hand side, turn right into Cunliffe Street and continue to the T junction, turning right onto Spring Road and the property will be noted on the right hand side.

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.



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



HEATING: Gas radiator heating installed.

ENTRANCE VESTIBULE: Coved ceiling. Dado rail. Picture rail. Patterned tiled floor. Half glazed front entrance door.

ENTRANCE HALL: Panelled radiator. Coved ceiling. Dado rail. Patterned tiled floor. Stairs rising to first floor.

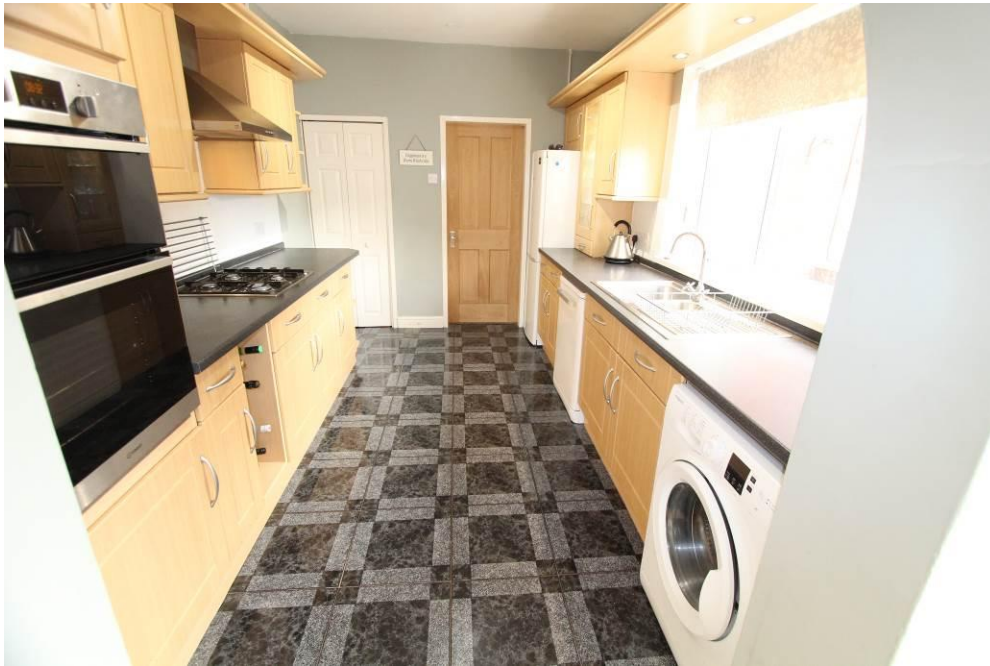
LOUNGE. 13' x 11' 10" (3.96m x 3.61m) Panelled radiator. Coved ceiling. Tv point. Dado rail. Picture rail. Fitted feature fire surround with marble style hearth and relief with inset living flame coal effect gas fire. Suspended wood floor. Bay Sash Window to front elevation.



DINING ROOM: 13' 8" x 11' 10" (4.17m x 3.61m) Panelled radiator. Wood effect floor covering. Dado rail. Picture rail. Fitted feature fire surround with marble style hearth and relief with inset coal effect gas fire. French doors leading to rear of property.



KITCHEN: 12' 8" x 8' 10" (3.86m x 2.69m) Panelled radiator. The kitchen is fitted with a comprehensive range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood and double oven. Plumbing and space for washing machine and dishwasher. Space for fridge/freezer. Under Stairs storage. Tiled floor. Arch to breakfast area.



BREAKFAST AREA: 9' x 7' 3" (2.74m x 2.21m) Panelled radiator. Wood effect floor covering. Wall mounted Worcester gas heating boiler. Door leading to rear of property.



CLOAKROOM: Panelled radiator. Fitted 2 piece suite comprising wc and wash hand basin set in vanity unit. Tiled floor.



STAIRS AND LANDING: Loft access. Dado rail. Doors leading off to bedrooms and bathroom. Stairs leading to 2nd floor.



BEDROOM 1: 16' 9" x 11' 9" (5.11m x 3.58m) Panelled radiator. Dado rail. Two Sash windows to front elevation.



BEDROOM 2: 11' 10" x 11' (3.61m x 3.35m) Panelled radiator. Dado rail. Window to rear elevation.



BEDROOM 3: 9' x 7' 9"(max) (2.74m x 2.36m) Panelled radiator. Window to rear elevation.



BATHROOM: Panelled radiator. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with shower above and screen. Sky Light.



SECOND FLOOR.

BEDROOM 4: 15' 7" x 10' 6" (4.75m x 3.2m) Panelled radiator. 2 Sky lights. Built in storage. Loft access. Vaulted ceiling.



OUTSIDE: To the front of the property there are low maintenance gardens and a path leading to the front entrance. To the side of the property there are double entrance gates opening onto the drive which provides ample off road parking and leads to the rear via double entrance gates and onto the detached garage(NEW ROOF NOVEMBER 2024) with double entrance doors and power and lighting laid on. To the rear there is a paved patio area and lawned gardens with borders. Outside tap. There is a right of access to No 58's rear garden, through a garden gate.



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

Score	Energy rating	Current	Potent
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		