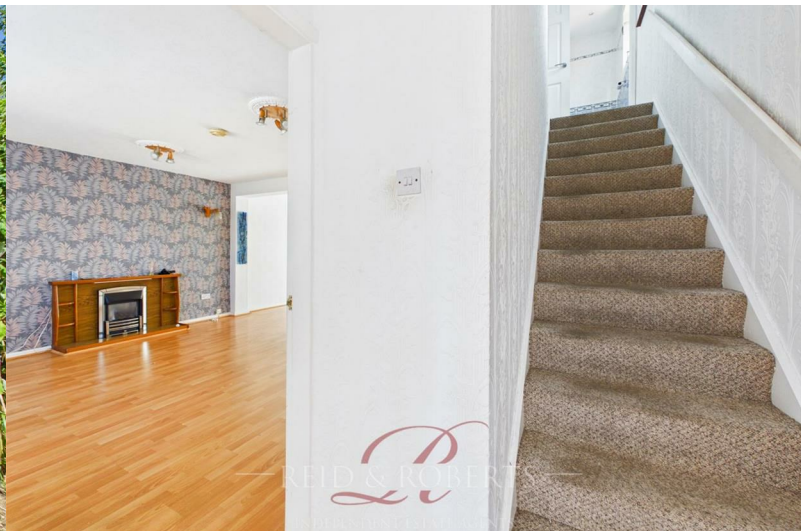




## 10 Clifton Close

Wrexham, LL13 0YJ

O.I.R.O £220,000



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## Entrance Hallway

Entered via a uPVC double glazed entrance door, the welcoming entrance hall features laminate flooring, a double glazed window to the side elevation, a ceiling light point, and a double panel radiator. Stairs rise to the first-floor accommodation, with a door leading through to the lounge.

## Lounge/Dining

A spacious open plan lounge/dining room featuring laminate flooring, a uPVC double-glazed window to the front elevation, and sliding patio doors providing access to the rear garden. The lounge benefits from a feature fire, television and telephone points, ceiling light points, and two double panel radiators. The dining area also features a ceiling fan point.

## Kitchen

Fitted with a range of wall, drawer and base units, the kitchen features tiled flooring and offers space for a dishwasher. There is space for a Zanussi electric oven with a four-ring electric hob and extractor hood above. A stainless steel sink unit with mixer tap is positioned beneath a uPVC double-glazed window overlooking the rear garden.

A useful understairs storage cupboard provides excellent pantry or general storage space. A uPVC double-glazed door gives access to the side of the property, leading through to the rear garden.

## First Floor Landing

The first floor landing features a uPVC double-glazed window to the side elevation, a ceiling light point, loft access, and a useful storage cupboard housing the hot water tank with fitted shelving. Doors lead to three bedrooms, the bathroom, and a separate WC.

## Seperate WC

The separate WC benefits from a sliding door and is fitted with a low-flush WC.

## Bedroom One

A spacious double bedroom featuring carpeted flooring, two uPVC double glazed windows to the front elevation, and a double panel radiator. The room benefits from built in

wardrobes with hanging rails and shelving, together with additional overhead storage cupboards, providing excellent built-in storage.

## Bedroom Two

Featuring carpeted flooring, a uPVC double-glazed window to the rear elevation, a double panel radiator, and a ceiling light point. The room also benefits from fitted sliding wardrobes with hanging rails and shelving, providing excellent storage space.

## Bedroom Three

Bedroom Three features carpeted flooring, a uPVC double-glazed window to the front elevation, a double panel radiator, and a ceiling light point. The room also benefits from a useful built-in storage cupboard with fitted shelving, providing practical additional storage.

## Bathroom

The bathroom is fitted with a two piece suite comprising a panelled bath with a Triton mains fed shower over and a wash hand basin. The room features fully tiled walls and flooring, inset ceiling spotlights, a bi-fold glass shower screen, a uPVC double-glazed frosted window to the rear elevation, and a double panel radiator.

## Outside

Approached via a uPVC double-glazed entrance door, the property enjoys an attractive front garden laid mainly to lawn, together with off-road parking. A covered carport provides additional sheltered parking and links to the property, with an external storage shed and gated side access leading to the rear garden.

The rear garden is designed for low-maintenance enjoyment, being laid mainly to lawn with a variety of mature trees, shrubs, and flowering plants. The garden is enclosed by fencing to the boundaries, creating a pleasant and private outdoor space.

## 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.

### 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.

### 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.

### 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.

### Services.

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

### Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

### Tenure

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

### DISCLAIMER.

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.



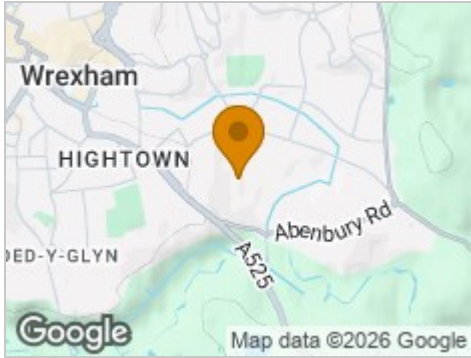
Road Map



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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