



## Grange Road, Wrexham LL13 0LS

£1,050

A newly refurbished 3 bedroom semi detached house with extension to the rear situated in the village of Penley, the properties location offers the potential buyers access to Wrexham, Whitchurch and Oswestry along with falling into the catchment area for the sought after Madras Primary and Maelor secondary schools. This beautifully presented property boasts generous living accommodation throughout with large kitchen/diner and 2 reception rooms whilst externally benefiting from a paved driveway for multiple cars with split garage creating a utility and workshop currently. The property briefly comprises of; a lounge with open fireplace, snug fitted with log burner, kitchen/diner and downstairs w.c to the ground floor whilst offering 3 bedrooms and family bathroom to the first floor, newly fitted carpet throughout and freshly painted.

- Extended 3 bedroom semi detached house
- Internally boasting generous living accommodation
- Unfurnished property
- Freshly painted throughout
- Viewings highly recommended
- Situated in the catchment area for both village primary and secondary schools
- Off road parking for multiple vehicles
- Newly fitted carpets throughout
- Close to local amenities
- Log burner central heating system



## Hallway

The front door of the property opens into the hallway with carpeted stairs leading to the first floor, door leads into the lounge, wood effect flooring.

## Lounge

4.58 x 4.29 (15'0" x 14'0")

Spacious lounge with bay window overlooking the front of the property, open fireplace with beautifully reclaimed surround, Newly fitted carpet and freshly painted.

## Snug

4.84 x 2.93 (15'10" x 9'7")

An additional reception room fitted with a log burner, solid oak mantle, additional understairs storage space, window to the side of the property, Newly fitted carpet. and freshly painted.

## Kitchen/Diner

4.60 x 3.72 (15'1" x 12'2")

The property has been extended to the rear to create a generous kitchen space with ample room for a family dining table and chairs, fitted with a wide range of wall and base units with integrated dishwasher and microwave, additional space for a fridge/freezer and range cooker, window to both side and rear aspects, tiled flooring with underfloor heating.

## Downstairs W.C

1.86 x 0.85 (6'1" x 2'9")

Fitted with a white 2 piece suite comprising of; a low level w.c and wash hand basin, opaque window to the rear, tiled flooring.

## Master Bedroom

3.95 x 3.03 (12'11" x 9'11")

Double bedroom with space for additional bedroom furniture, window with outstretched views over open countryside, newly fitted carpet and freshly painted.

## Bedroom 2

3.09 x 2.89 (10'1" x 9'5")

A second double bedroom with additional space for furniture, window to the rear of the property, newly fitted carpet and freshly painted.

## Bedroom 3

2.17 x 2.10 (7'1" x 6'10")

An additional single bedroom with excellent views to the front of the property, newly fitted carpet and freshly painted.

## Family Bathroom

2.13 x 1.84 (6'11" x 6'0")

Fully tiled bathroom fitted with a white 3 piece suite comprising of; a jacuzzi bath with electric shower over, a low level w.c and large pedestal wash hand basin, under floor heating.

## Garage

The garage has been split by the current owner to create a utility room and workshop, this could easily be turned back into a fully usable garage.

## Externally

The property is approached by a gated driveway with lawn area to the front, a pathway leads to the rear of the home with a second lawn area and additional seating area to the rear.

## Additional Info

Photos and details whilst current owner lived in property. Unfurnished.

## ADDITIONAL INFO

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment,

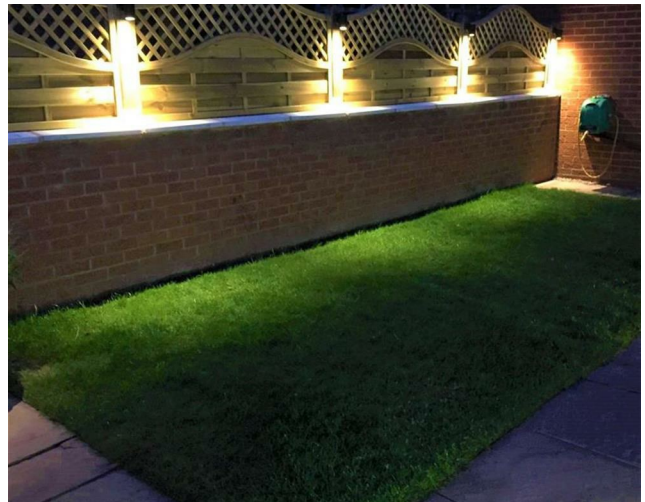
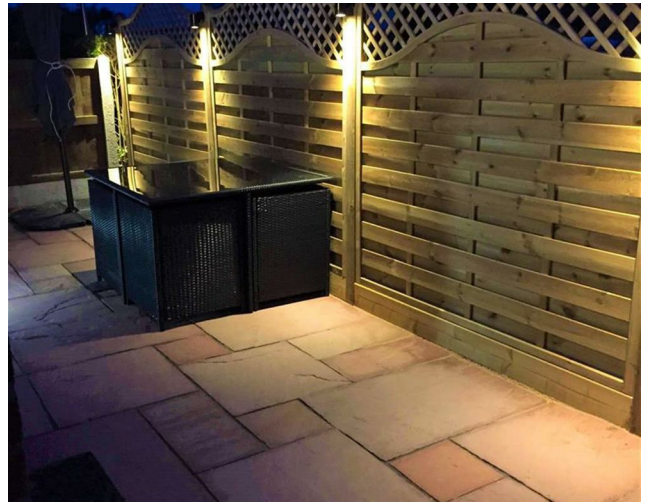


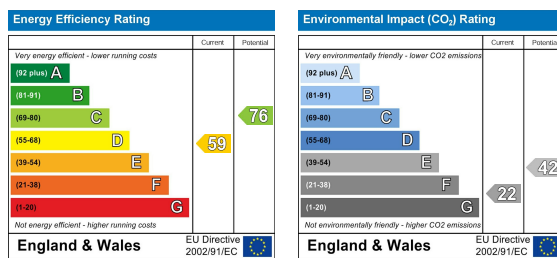
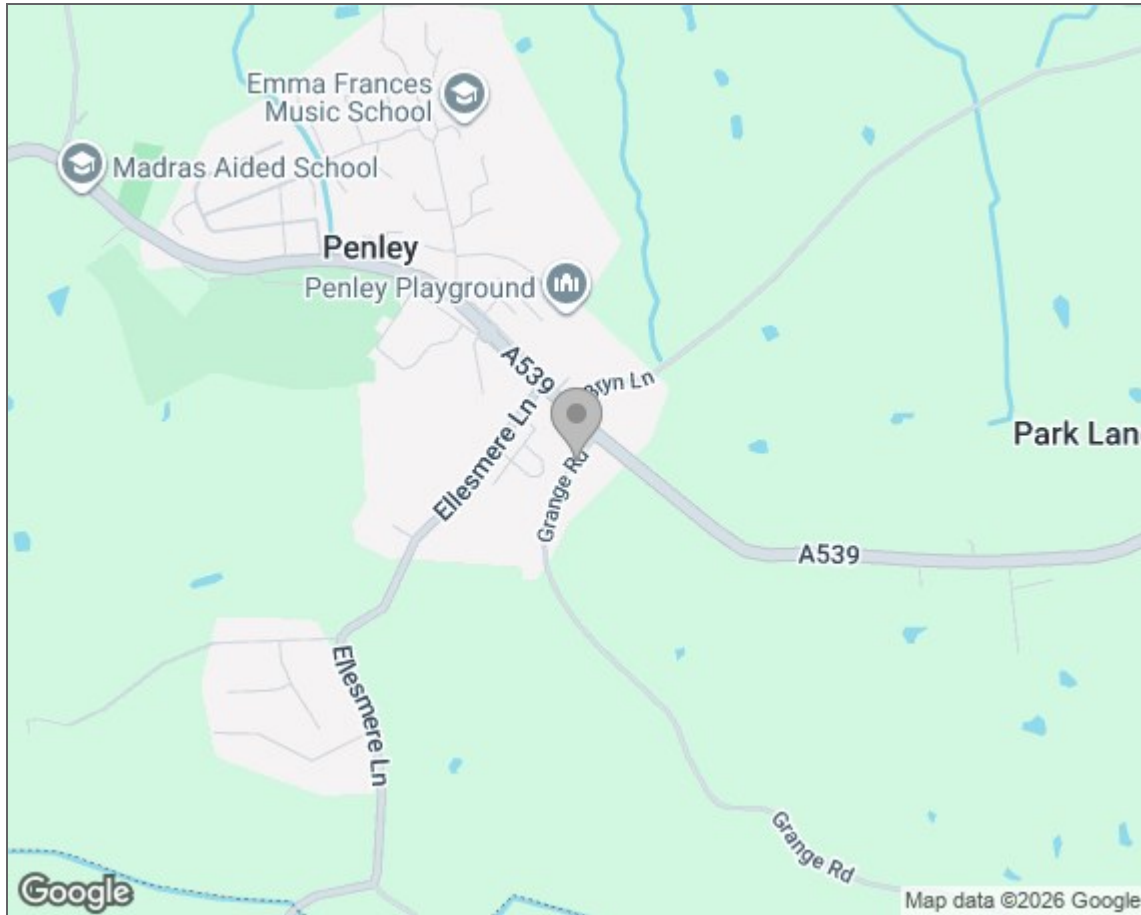
fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











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