REID & ROBERTS

INDEPENDENT ESTATE AGENTS



8 Manley Road

Coedpoeth, Wrexham, LL11 3SU

Offers Around £145,000

2 | 1 | 1 | C





8 Manley Road

Coedpoeth, Wrexham, LL11 3SU

Offers Around £145,000





Entrance
UPVC double glazed window to the front elevation, laminate flooring, feature decorative fireplace, telephone and television points, ceiling light point and exposed original ceiling beams.

Inner Hallway
Providing useful understairs storage space, space for a tumble dryer, panelled radiator, door leading to the wet room, Kitchen and stairs rising to the first floor accommodation. Exposed original ceiling beams and ceiling light point.

Kitchen
Fitted with a range of base and drawer units with complementary worktop surfaces over, incorporating a composite sink unit with mixer tap. Space for a freestanding fridge freezer, Beko oven with four ring gas hob and extractor hood over, wall mounted Ideal combi boiler, UPVC double glazed window and door to the rear elevation, double panelled radiator, ceiling light point and exposed original ceiling beams.

Wet Room
Comprising a walk in shower with shower tray and electric Triton shower, low level WC and wash hand basin. Vinyl flooring and Part tiled walls. Panelled radiator, exposed original ceiling beams and ceiling light point.

Stairs to the First Floor
Carpeted stairs rising to the first floor with doors off to bedroom one and bedroom two (currently used as the rabbit room) and ceiling light point.

Bedroom One
UPVC double glazed window to the front elevation, laminate flooring, panelled radiator, television and telephone points, and ceiling light point.

Bedroom Two
UPVC double glazed window to the rear elevation, carpeted flooring, built in storage cupboard with shelving, additional built in wardrobe space, and ceiling light point.

Outside
To the front of the property is a low maintenance frontage area, enclosed by dwarf brick walling with gated access. To the rear is a low maintenance garden, ideal for outdoor dining and entertaining, with fencing to the boundaries. Shared access providing a convenient route for refuse and bin collection.

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.

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.

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.

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.

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









Road Map



Hybrid Map



Terrain Map



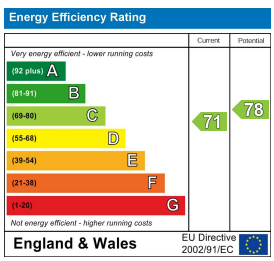
Floor Plan



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



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

6 High Street, Wrexham, LL13 8HP
Tel: 01978 353000 Email: wrexham@reidandroberts.com reidandroberts.com