



Waverley Crescent | Rossett | Wrexham | LL12 0EG

Offers in the region of £175,000



ROSE RESIDENTIAL

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Having been a much-loved family home for many decades, this property is now ready for its next chapter and offers an excellent opportunity for purchasers to make it their own. Although requiring modernisation, the home provides well-proportioned accommodation with great potential. The ground floor briefly comprises an entrance hallway, kitchen, bathroom, and lounge. To the first floor are three bedrooms, two of which are doubles. Externally, the property benefits from good-sized front and rear gardens laid to lawn, along with off-road parking and a detached garage.

Entrance & Hallway

Upon entering the property via a part glazed uPVC door, you are welcomed into the hallway with a central staircase rising to the first floor. The lounge is positioned to the right, with the kitchen located to the left. The bathroom is also situated off the hallway.

Bathroom

The suite comprises a walk-in shower bath with mixer tap and electric shower over, a pedestal wash hand basin, and a low level WC. Further features include a useful understairs storage cupboard, partially tiled walls, a radiator, and a rear facing uPVC double glazed window with privacy glass.





Lounge

11'4" x 15'10" (3.46m x 4.84m)

The lounge features a front facing uPVC double glazed window, along with an additional uPVC double glazed window to the rear. The room is further enhanced by an Adam-style fireplace with granite hearth, radiator, and ceiling coving.

Kitchen

5'10" x 15'11" (1.80m x 4.86m)

The kitchen is fitted with wall and base units incorporating an inset sink unit, with plumbing for a washing machine and space for a freestanding cooker. A uPVC double glazed window above the sink overlooks the rear garden, with additional front and side facing uPVC double glazed windows. Further features include partially tiled walls and a part glazed external door providing access to the side of the property.

Stairs & Landing

Stairs rise from the hallway to the first floor landing, where there are three doors leading to the bedrooms. The landing also benefits from a rear facing uPVC double-glazed window and access to the loft.

Bedroom One

12'0" (max) x 9'0" (3.68 (max) x 2.76m)

A particularly spacious double bedroom benefiting from both front and rear facing uPVC double glazed windows, with the rear window overlooking the garden. The room also features ample built-in storage cupboards and a radiator.

Bedroom Two

11'4" x 7'8" (3.46m x 2.34m)

A further well proportioned bedroom featuring a radiator and a front facing uPVC double glazed window.

Bedroom Three

8'2" x 7'4" (2.50m x 2.26m)

A rear facing uPVC double glazed window overlooks the garden, allowing for plenty of natural light. The room benefits from extensive fitted wardrobes, a separate storage cupboard housing the Worcester gas combi boiler, and a radiator.



External

To the front, the garden has been paved for ease of maintenance and incorporates a driveway extending down the side of the property to a carport and single detached garage (advised to be of asbestos construction). To the rear, there is a generous garden predominantly laid to lawn, complemented by a full-width patio area and established shrub borders.

Disclaimer

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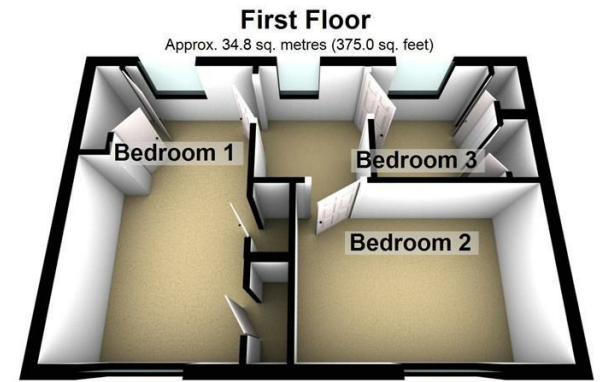
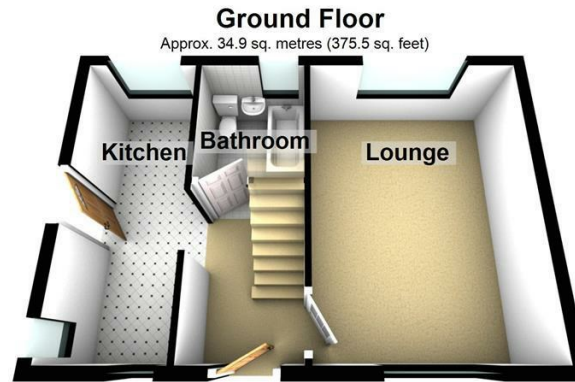
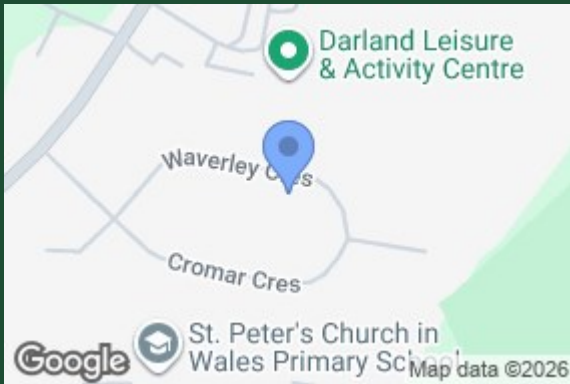
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By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.

Anti Money Laundering (AML) Checks

We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.





Total area: approx. 69.7 sq. metres (750.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Wrexham

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