REID & ROBERTS

INDEPENDENT ESTATE AGENTS



29 Prices Lane

Wrexham, LL11 2NB

Chain Free £149,950

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To the Front
On street parking, with gate providing access to a low maintenance frontage and UPVC double glazed entrance door leading into the lounge.

Lounge
Approached via a UPVC double glazed entrance door, UPVC double glazed window to the front elevation, panel radiator, ceiling light point, telephone and television points, and laminate flooring. Door leading to a central area.

Stairs rising to the first floor accommodation, with a further door leading into the dining room

Dining Room
UPVC double glazed window to the rear elevation, panel radiator, ceiling light point, television point, laminate flooring and useful under-stairs storage cupboard. Door leading into the kitchen.

Kitchen
Housing a range of wall, drawer and base units with complementary work surfaces over, space for fridge freezer and washing machine, integrated 'Zanussi' electric oven with four ring electric hob above, stainless steel sink unit with mixer tap over, wall mounted boiler, part tiled walls, tiled flooring and UPVC double glazed window to the side elevation. Opening leading to a further central area.

UPVC double glazed door leading out to the rear courtyard and a further door leading into the bathroom.

Bathroom
Fitted with a three-piece suite comprising panelled bath with electric Triton shower over, wash hand basin with mixer tap over and low-level flush WC. Further benefits include fully tiled walls, tiled flooring and panel radiator.

Stairs to the First Floor

Principle Bedroom
UPVC double glazed door to the rear elevation, carpeted flooring, ceiling light point, panel radiator, telephone and television points, built-in storage cupboard with hanging rail and overhead storage cupboard. Door leading into the en-suite.

En-Suite
Step leading down into the en suite, comprising corner shower cubicle with sliding doors and mains shower, wash hand basin with mixer tap over and shaver point. Further benefits include panel radiator, ceiling light point, vinyl flooring and UPVC double glazed window to the rear elevation.

Bedroom Two
UPVC double glazed window to the front elevation, panel radiator, television point, ceiling light point and carpeted flooring.

To the Rear
Enclosed by brick wall boundaries, providing a private, low maintenance courtyard with outside tap. Gate leading to a further low maintenance garden area, with an outside storage shed and the potential for off road parking.

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.

Loans.

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

Services.

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

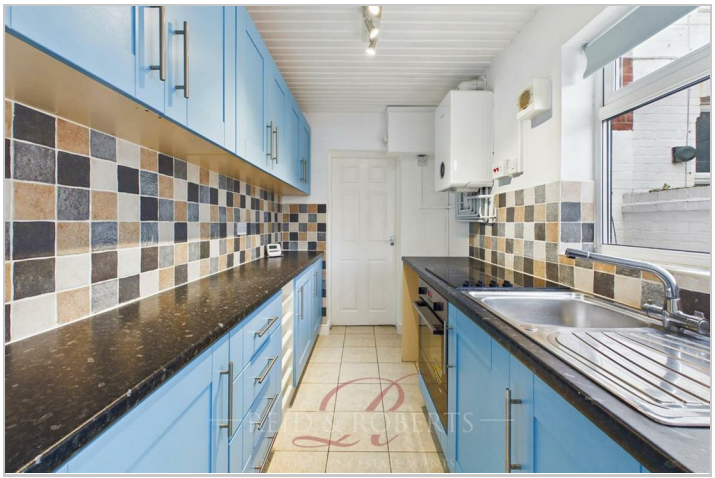
Hours Of Business.

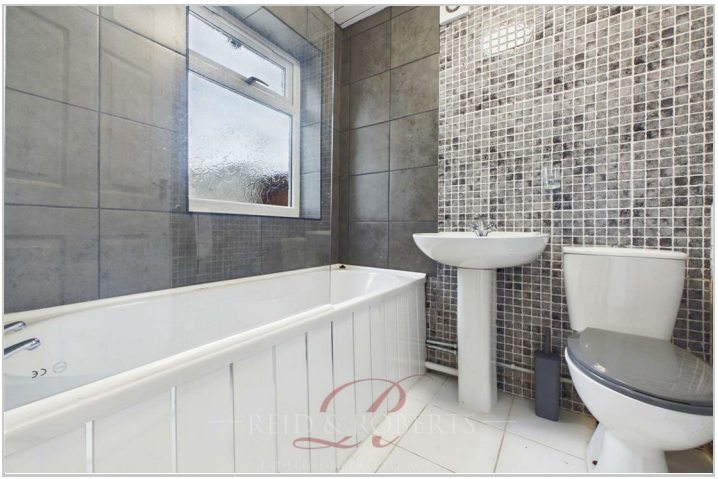
Monday - Friday 9.15am - 5.00pm
Saturday 9.15am - 4.00pm

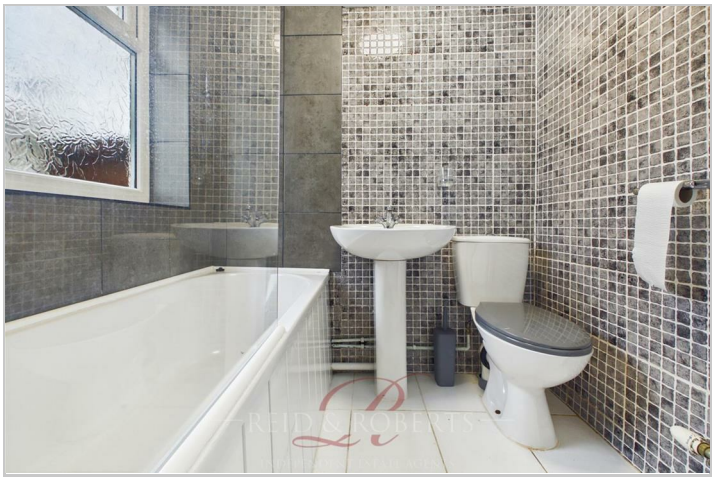
DISCLAIMER.

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.









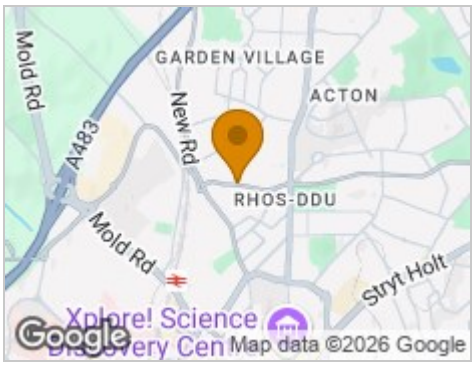
Road Map



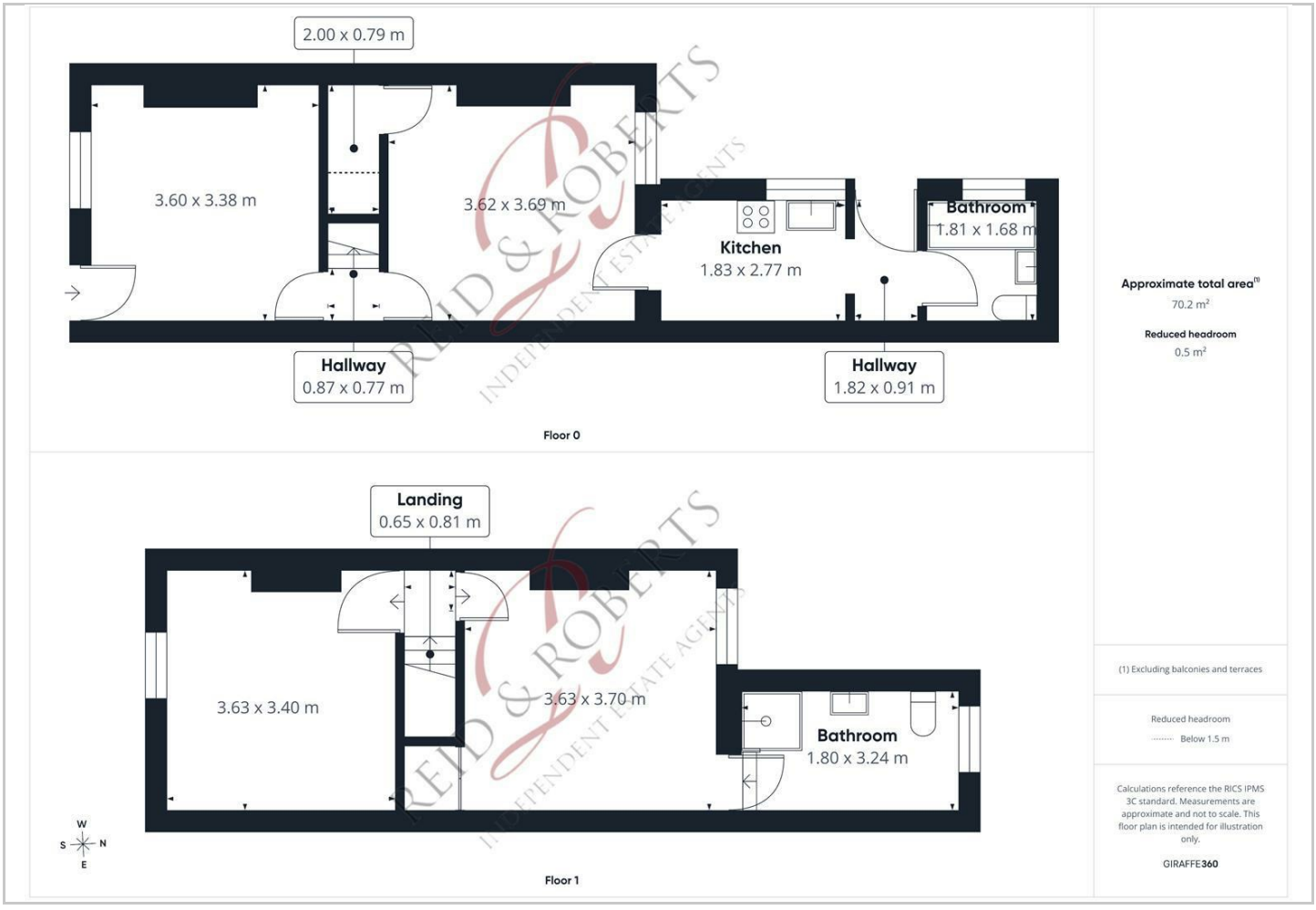
Hybrid Map



Terrain Map



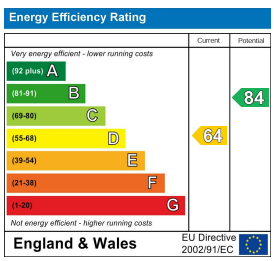
Floor Plan



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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