

65 Erddig Road

MW46425



WREXHAM

£285,000

65 Erddig Road, Wrexham, LL13 7DP
£285,000 MW46425



DESCRIPTION: Situated in a popular and sought after location is this substantial period property which has spacious family living accommodation to briefly comprise entrance hall, large cellar, lounge, dining room, fitted kitchen breakfast room with integrated appliances, utility room, downstairs wc and to the first floor there are 4 bedrooms, family bathroom and two separate shower rooms. Open court yard to the rear of the property. The accommodation is complimented by gas heating and UPVC double glazing and externally there are low maintenance gardens to the front and rear and a single garage to the rear. As selling agents we would highly recommend an internal inspection of the property to fully appreciate the size and quality of the accommodation on offer. FREEHOLD. COUNCIL TAX BAND. D.

GEORGE A MURRAY FNAEA – RESIDENT PARTNER
Viewing by arrangement through Wrexham Office
35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275
Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

DIRECTIONS: From the agents Wrexham office proceed around the one way system to the mini roundabout on the corner of Grosvenor Road, taking a left turn and following Grosvenor Road to the traffic lights turning right and first left into Bradley Road , proceed over the roundabout, through the traffic lights and over the next roundabout and continue until Erddig Road will be noted on the left hand side, turn left into Erddig Road and the property will be seen in a short distance on the right hand side identified by the Molyneux for sale sign.

LOCATION: Situated in a popular and sought after location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment. Close to local schools.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Panelled radiator. Coved ceiling. Wood effect floor covering. Door leading to large cellar with power and lighting laid on. Stairs rising to first floor.



LOUNGE: 15' 5" x 12' 4" (4.7m x 3.76m) Panelled radiator. Coved ceiling. Parquet wood floor. Feature open fireplace. Tv point. Coved ceiling. Bay window to front elevation.



DINING ROOM: 13' 4" x 12' 4" (4.06m x 3.76m) Panelled radiator. French doors leading to rear court yard.



KITCHEN/BREAKFAST ROOM: 24' 6" x 12' (7.47m x 3.66m) 2 Panelled radiators. The kitchen is fitted with a comprehensive range of wall and base units with worktop surfaces with inset bowl and drainer and splash back tiling with island/breakfast bar in the breakfast area and there are integrated appliances to include Beko Range with double oven and 7 gas ring hob with extractor hood above, additional oven, dishwasher, American style fridge/freezer and two additional 2 fridges. Wood effect floor covering. Inset ceiling lighting.



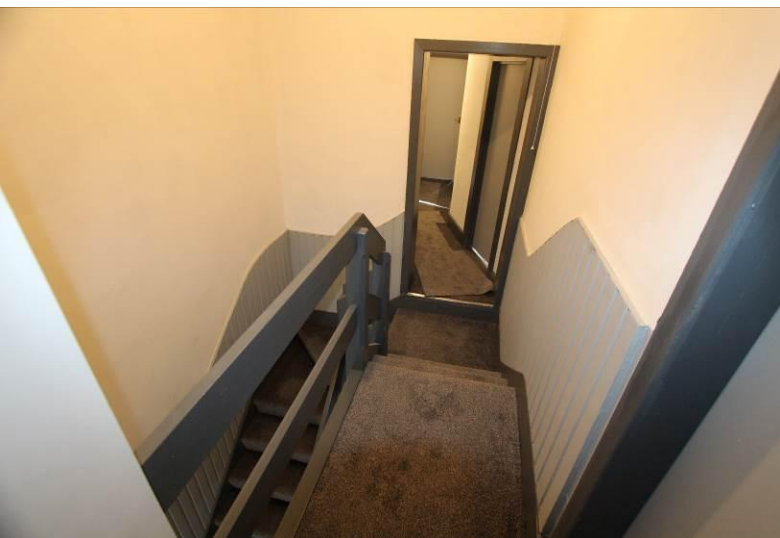
UTILITY ROOM: 8' 6" x 7' 8" (2.59m x 2.34m) Wall mounted Worcester gas heating boiler. Washing machine and dryer. Hot water tank. Door leading to wc. Door leading to court yard. Door leading to rear of property.

COURT YARD: Covered courtyard to rear with french doors leading to dining area.



WC Fitted 2 piece suite comprising wc and wash hand basin. Marble tiled floor.

STAIRS AND LANDING: Built in storage cupboards. Doors leading off to bedrooms, bathroom and shower rooms..



BEDROOM 1: 13' 6" x 12' 5" (4.11m x 3.78m) Panelled radiator. Bay window to front elevation.



BEDROOM 2: 13' 5" x 12' 3" (4.09m x 3.73m) Panelled radiator. Coved ceiling. Window to rear elevation.



BEDROOM 3: 12' 3" x 12' 1" (3.73m x 3.68m) Panelled radiator. Window to rear elevation.



BEDROOM 4: 8' 8" x 6' 7" (2.64m x 2.01m) Panelled radiator. Window to front elevation.



BATHROOM: Towel rail. Fitted 3 piece white suite comprising wc, wash hand basin and slipper bath with shower above. Marble tiled walls.



SHOWER ROOM 1: Towel rail Fitted 3 piece suite comprising wc, wash hand basin and shower enclosure with fitted shower. Marble tiled walls.



SHOWER ROOM 2 : Fitted 3 piece suite comprising wc, wash hand basin and large shower enclosure with fitted shower. Marble tiled walls.



OUTSIDE: To the front of the property there are low maintenance gardens and a path leading to the front entrance. To the rear there is a paved patio area and steps leading to low maintenance gardens. To the rear there is a shared drive which gives access to the single garage.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		