

8 Spring Road, Rhosddu, Wrexham, LL11 2LU
£139,950 MW46450



DESCRIPTION: Situated in a sought after and convenient location is this impressive 2 bedroom mid terraced property which has well presented living accommodation to briefly comprise lounge, dining room, modern fitted kitchen with integrated appliances, utility room and to the first floor there are 2 bedrooms and a shower room. The accommodation is complimented by gas heating and UPVC double glazing and externally there are well presented gardens to the front and rear. **IDEAL FIRST TIME PURCHASE. VIEWING HIGHLY RECOMMENDED. FRREHOLD. COUNCIL TAX BAND C.**

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-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the agents Wrexham office proceed around the one way system to the mini roundabout on the corner of Grovenor Road, proceed straight across into Rhosddu turning right into Cunliffe Street and continue along Cunliffe Street to the T junction and turn left into Spring Road and the property will be noted in a short distance on the left via the Molyneux for sale sign.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated in a popular and convenient 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.

HEATING: Gas radiator heating installed.

LOUNGE: 13' x 11' (3.96m x 3.35m) Panelled radiator. Wood effect floor covering. Fitted feature fire surround with inset living flame coal effect gas fire. UPVC front entrance door.



DINING ROOM: 13' 12" x 8' (4.27m x 2.44m) Panelled radiator. Wood effect floor covering. Fitted feature fire surround with inset living flame coal effect gas fire. Under stairs storage.



KITCHEN: 11' 5" x 6' 3" (3.48m x 1.91m) The kitchen is fitted with a comprehensive range of modern wall and base units with worktop surfaces and inset stainless steel sink unit, splash back tiling and integrated appliances to include hob, extractor hood and double oven. Tiled floor. UPVC rear entrance door.



UTILITY ROOM: 6' 1" x 6' (1.85m x 1.83m) Fitted work top surfaces. Plumbing and space for washing machine. Space for fridge freezer.



STAIRS AND LANDING: Panelled radiator. Doors leading off to bedrooms and shower room.



BEDROOM 1: 12' 6" x 11' (3.81 m x 3.35 m) Panelled radiator. Wood effect floor covering. Ornamental fireplace. Built in wardrobe. Window to front elevation.



BEDROOM 2: 12' 10" x 8' 9" (3.91 m x 2.67m) Panelled radiator. Wood effect floor covering. Window to rear elevation.



SHOWER ROOM: Fitted 3 piece white suite comprising wc, wash hand basin and shower enclosure with fitted shower. Built in airing cupboard housing gas heating boiler. Tiled floor. Tiled walls.



OUTSIDE: To the front of the property there are low maintenance enclosed gardens with a gated access and path to the front entrance. To the rear of the property there is a yard area and outside store, pedestrian access and further garden beyond which is well presented and again low maintenance comprising artificial lawn leading onto a paved patio area and raised decked seating area.



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.

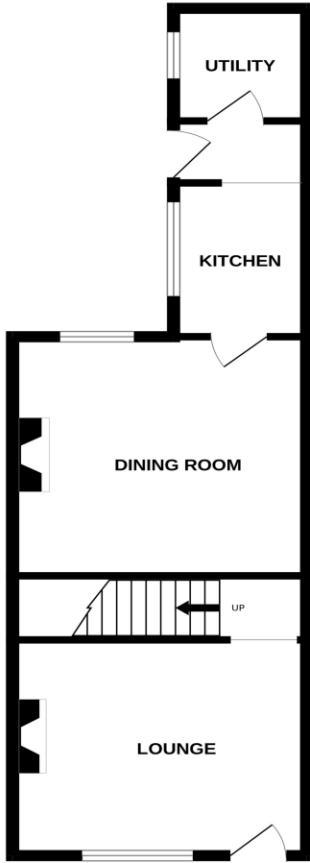
SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

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.

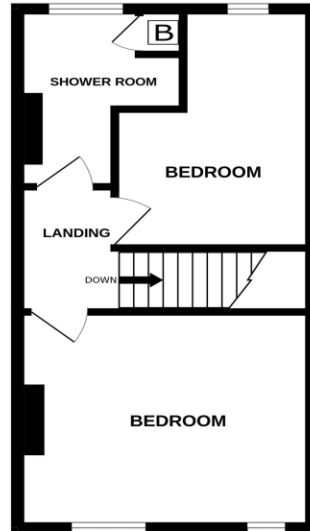
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		