



14

Wrexham | | LL13 9JW

Offers In Excess Of £250,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

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# 14

Wrexham | | LL13 9JW

Situated in the highly sought-after village of Holt is this spacious three bedroom semi-detached home, offered for sale with the added benefit of no onward chain. Requiring a degree of modernisation, the property presents an excellent opportunity for a purchaser to create a superb family home tailored to their own tastes and requirements. In brief, the accommodation comprises an entrance hallway, two reception rooms, kitchen, utility room, rear porch and downstairs WC, providing generous and versatile ground floor living space. To the first floor, the landing leads to three bedrooms and a family bathroom. Externally, the property benefits from a spacious driveway providing ample off-road parking, together with gardens to both the front and rear. Further features include a detached brick-built workshop and a detached garage with vehicle inspection pit, making the property particularly appealing to hobbyists, car enthusiasts or those requiring additional storage and workspace. 'The Gardens' is ideally situated within the heart of Holt, one of the area's most desirable villages. A wealth of amenities can be found within walking distance including a convenience store, pharmacy, cafés, public houses, medical facilities and a well-regarded primary school. Holt is renowned for its picturesque setting along the River Dee, with scenic riverside walks, open countryside and the historic Holt Bridge all close by. The village is conveniently positioned for access to Wrexham, Chester and Nantwich, with excellent road links making it a popular choice for commuters whilst retaining its attractive village atmosphere.

- THREE BEDROOM SEMI-DETACHED HOME
- DETACHED GARAGE AND WORKSHOP
- ENTRANCE HALLWAY AND REAR PORCH
- TWO RECEPTION ROOMS
- KITCHEN WITH SEPARATE UTILITY
- DOWNSTAIRS WC
- DRIVEWAY
- GARDENS TO THE FRONT AND REAR
- NO ONWARD CHAIN
- SOUGHT AFTER VILLAGE LOCATION IN HOLT



### Entrance Hallway

Door on the side of the home leads into entrance hallway with window into rear porch, carpeted flooring, radiator, stairs to first floor and door into sitting/dining room.

### Sitting/Dining Room

UPVC double glazed window to the front. Tiled flooring with carpet over, ceiling light point, panelled radiator and door into entrance hallway. Opening into living room.

### Living Room

UPVC double glazed bay window to the front. Gas fire with stone surround and tiled floor, quarry tiled flooring with carpet over, ceiling light point and radiator. Door into kitchen area.

### Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over. Integrated oven, hob and extractor over. Space additional white goods. Tiled floor, radiator ceiling light point, access to under-stairs storage area and door into utility.

### Utility Room

Housing a range of base units with work surface over incorporating a stainless steel sink unit with mixer tap over. Space and plumbing for washing machine and tumble dryer. Wall mounted boiler, tiled flooring, ceiling light point, uPVC double glazed window to rear and door to rear porch.

### Rear Porch

UPVC double glazed door leads into rear porch with block paved flooring, window to side, access to loft space, doors to WC and kitchen.

### Downstairs WC

WC with window to rear, tiled floor and light.

### Landing Area

UPVC double glazed window to the side, carpeted flooring, access to loft, ceiling light, doors to three bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the front elevation. Cupboard housing hot water cylinder, carpeted flooring, ceiling light point and panelled radiator

### Bedroom Two

UPVC double glazed window to the front elevation. Carpeted flooring, ceiling light point, panelled radiator and built-in wardrobe with rail and shelving.

### Bedroom Three

UPVC double glazed window to rear elevation. Carpeted flooring, ceiling light point and panelled radiator.

### Bathroom

Three-piece suite comprising low-level WC, pedestal wash hand basin and panelled bath. Carpeted flooring, ceiling light point, radiator and three uPVC double glazed frosted windows to the rear.

### Workshop

Brick built workshop area with power, lighting and access via wooden door.

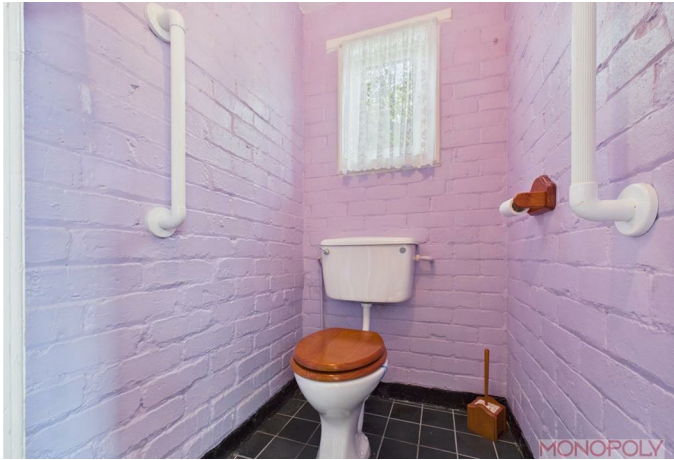
### Detached Garage

Up and over door, power, lighting and vehicle inspection pit.

### Outside

To the front double iron gates open to a block paved driveway and lawned garden area with established shrubberies and trees. The workshop and garage are then located alongside the property leading around





to the rear where there is a further lawned garden area. The rear garden is mainly laid to lawn with a central pathway, established trees and shrubberies.

**Additional Information**

The property has been in the same family for over fifty years. There is a vehicle pit in the garage.

**Important Information**

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







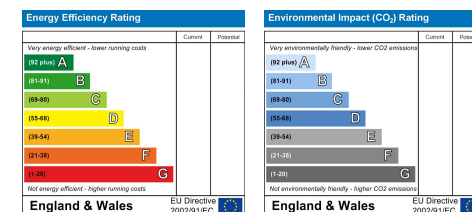


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GRANDPA'S  
GARDEN

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