



Oak Close, Wrexham LL11 4HP

£150,000

An immaculately presented 3 bedroom semi-detached property located in the village of Summerhill. This superbly appointed property must be viewed to be fully appreciated and has been modernised and significantly improved by the current owners over the years. The village of Summerhill sits approximately 4 miles from Wrexham and has superb road links to the A483 as well as Mold and Chester. As well as exceptional living accommodation there is also a well maintained garden to the rear and a long driveway providing ample off road parking and leading to a single garage. In brief the property comprises of; entrance hall, lounge and kitchen/dining room to the first floor and 3 bedrooms and a bathroom to the first floor. MUST BE VIEWED TO BE APPRECIATED.

- An immaculately presented 3 bedroom semi-detached property
- Modern bathroom suite
- Long driveway providing ample off road parking
- VIEWING HIGHLY RECOMMENDED
- Beautifully appointed living accommodation
- Well maintained rear garden
- Single garage



Entrance Hallway

With timber effect flooring, stairs off to the first floor.

Lounge

4.10m x 4.03m (13'5" x 13'2")

A beautifully presented room with a double glazed window to the front, an attractive central fireplace with electric fire inset, timber surround and mantel, timber effect flooring, attractive timber framed doors open into the kitchen/dining room.

Kitchen/Dining Room

5.10m x 2.56m max (16'8" x 8'4" max)

A well appointed kitchen, fitted with a range of wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric oven, 4 ring electric hob, stainless steel extractor fan over, door to a useful storage cupboard, part tiled walls, tiled flooring, space for a fridge freezer, plumbing for a washing machine, double glazed window to the rear, door off to the side of the property, double glazed french doors off to the rear garden, ample room for a dining table.

First Floor Landing

With carpeted flooring, access to the loft space which is part boarded and has power and lighting, double glazed window to the side.

Bedroom 1

3.75m x 3.07m (12'3" x 10'0")

An immaculately presented double bedroom with a double glazed window to the front, carpeted flooring.

Bedroom 2

3.26m max x 3.06m (10'8" max x 10'0")

A double bedroom with a double glazed window to the rear, carpeted flooring, door to a built in cupboard.

Bedroom 3

2.32m x 1.97m (7'7" x 6'5")

With a double glazed window to the front, carpeted flooring and a purpose built bed to optimise the space.

Bathroom

1.95m x 1.65m (6'4" x 5'4")

Fitted with a modern white suite of low level w.c, wash hand basin, bath with shower over, part tiled walls, timber effect flooring, double glazed window.

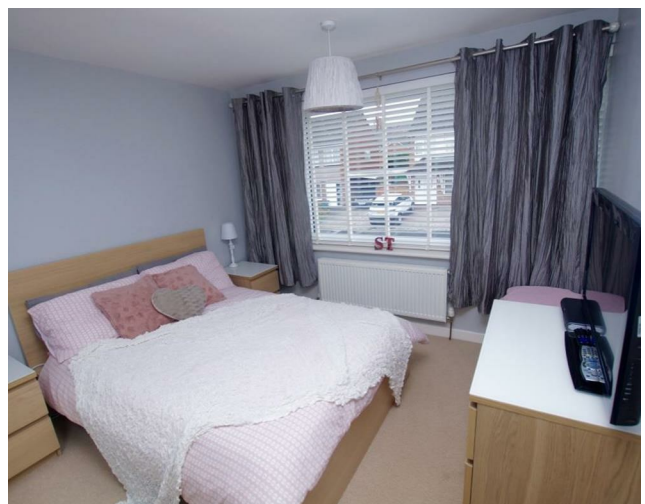
Rear Garden

To the rear is a good size concrete patio area extending on to a sloping drive leading down to a predominantly lawned garden with wood block seating area.

Front Garden

To the front is a well maintained lawned garden with a tarmac driveway to the side proving ample off road parking with double cast iron gates opening on to a further drive with access to a single garage with up and over door.







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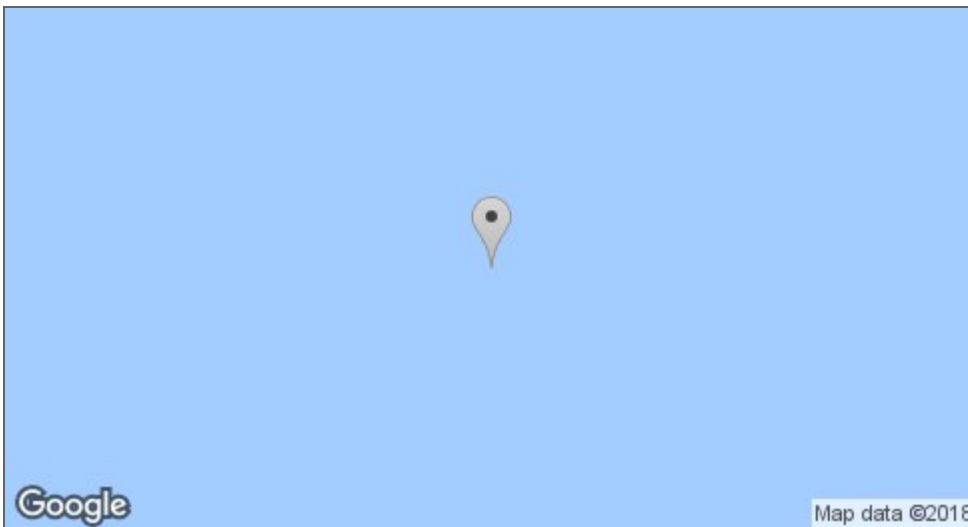
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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (54-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (54-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

