



## Harwoods Lane, Rossett LL12 0EU

### £900

A recently re-furbished 2 bedroom terrace cottage located in the desirable village of Rossett. This excellent property has undergone significant improvements by the current owners including total re-decoration, new flooring to the lounge and first floor and a new bathroom suite. The popular village of Rossett benefits from a wealth of local amenities including various pubs/restaurants, shop, good primary and secondary schools as well as having excellent access to both Chester and Wrexham and major road routes for commuting. In brief the property comprises of; front porch, lounge, kitchen/dining room, utility room and downstairs w.c to the ground floor and 2 bedrooms and shower room to the first floor.

- A charming 2 bedroom terrace cottage
- Re-decorated throughout
- New floor coverings
- Brand new shower room
- Pleasant location in the desirable village of Rossett



## Front Porch

With tiled flooring, door into the lounge.

## Lounge

4.38m x 4.25m (14'4" x 13'11")

Re-decorated throughout with brand new wood effect flooring, double glazed window to the front, stairs off to the first floor, door to the kitchen/dining room.

## Kitchen/Dining Room

5.02m max x 4.02m max` (16'5" max x 13'2" max`)

Fitted with a range of matching wall, drawer and base units, wood effect work surfaces with inset 1 1/4 stainless steel sink and drainer, freestanding cooker with 4 ring electric hob and extractor fan over, tiled flooring, space for a fridge/freezer, dishwasher (this can be left and is new but if anything goes wrong it is the tenants responsibility), double glazed window to the rear.

## Utility Room

With work surface, washing machine (this can be left in the property but it will be the tenants responsibility if anything goes wrong with it), door off to the rear, tiled flooring, door to the w.c.

## Downstairs W.C

Fitted with a low level w.c, wash hand basin, tiled flooring, double glazed window.

## First Floor Landing

With carpeted flooring, access to the loft space.

## Bedroom 1

4.24m max x 3.40m max (13'10" max x 11'1" max)

Well presented with 2 double glazed windows to the front, brand new carpet flooring.

## Bedroom 2

3.58m x 2.24m (11'8" x 7'4")

Again, newly decorated with a double glazed window to the rear, brand new carpet flooring.

## Shower Room

Superbly appointed with a brand new suite comprising of a low level w.c, pedestal wash hand basin, large walk in shower, non slip flooring, double glazed window.

## Rear Garden

A good size lawned garden which is off set from the back of number 51. There is pedestrian access around the back of the property and neighbouring terraces.

## Front

At the time of taking the photos the front was well established plants but the owners will be making this into a gravelled parking area for 1 car before a tenant moves into the property.

## Additional Information

The heating source is oil.

## Key Tenant facts

Please note that the standard material information for tenants can be found on the web link and virtual tour link on the property portal you have viewed the property.

## Important Information

\*Key facts interactive report link available in video tour and brochure sections. \*

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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.

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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



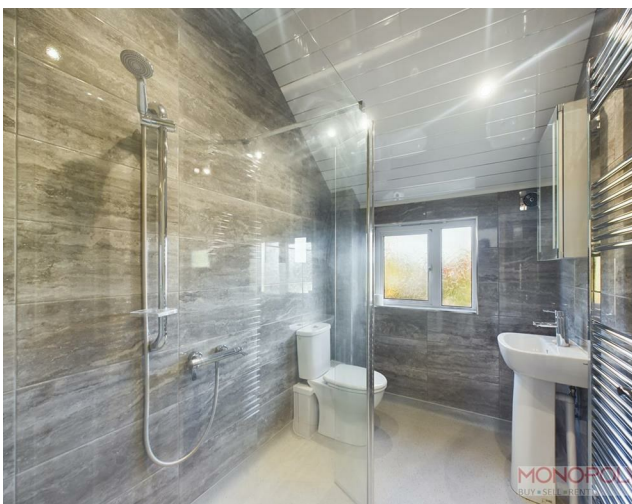


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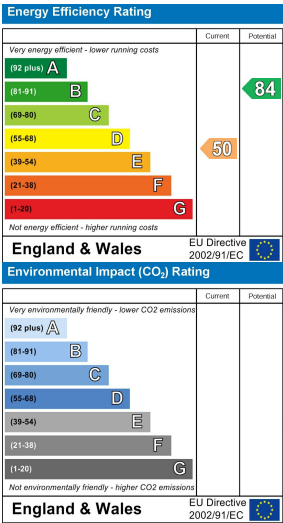
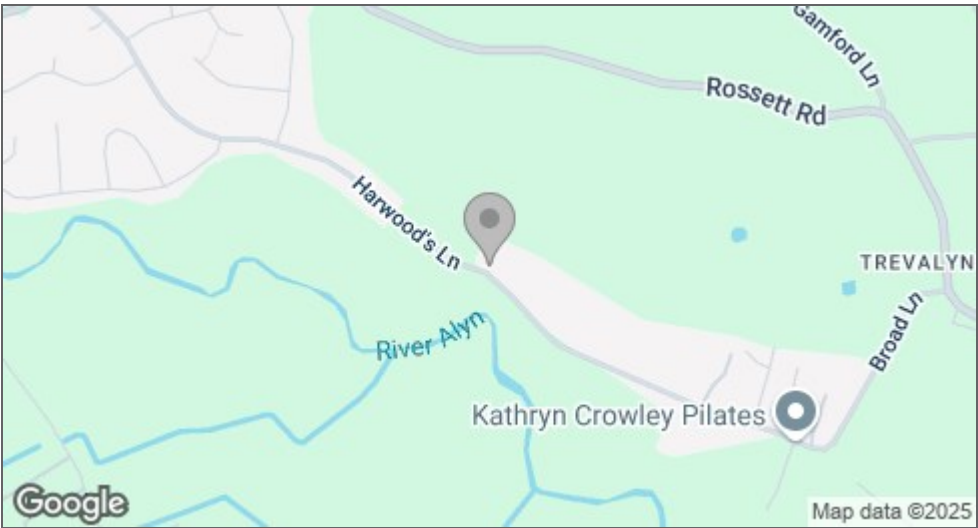
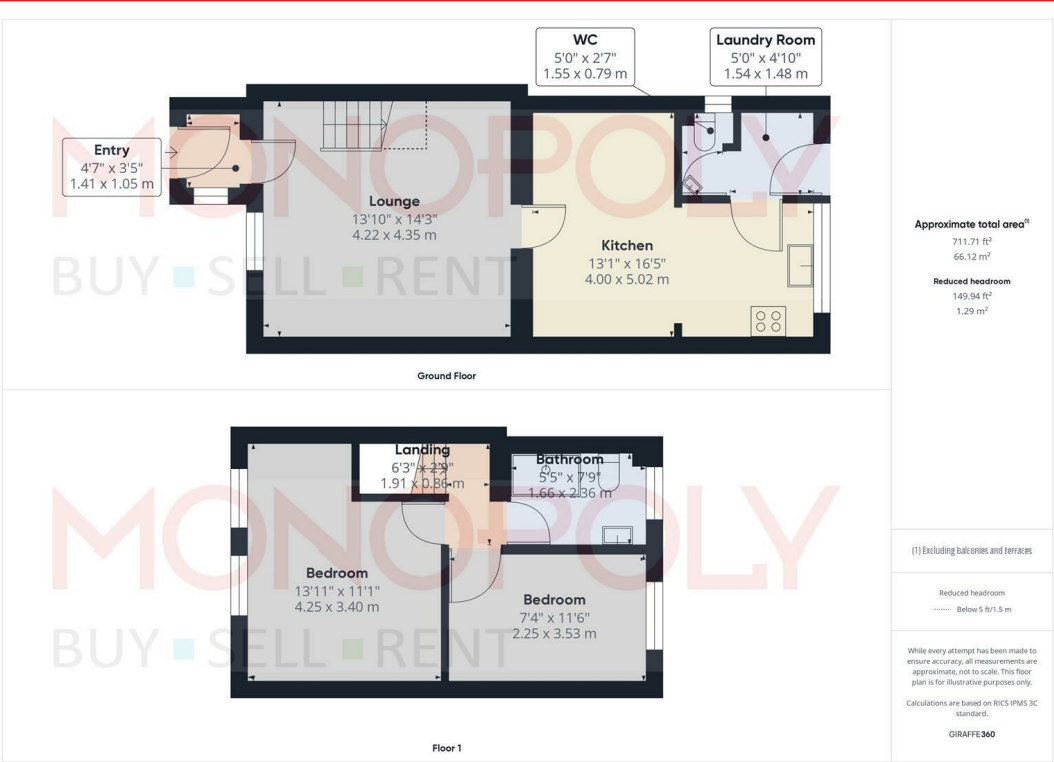












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