



3

Summerhill | Wrexham | LLI | 4QA

£170,000

MONOPOLY
BUY ■ SELL ■ RENT

3

Summerhill | Wrexham | LL11 4QA

A very well presented two bedroom semi-detached house situated on a cul-de-sac in the village of Summerhill. Due to the corner location the property benefits from a generous rear garden with generous patio and lawned areas. The property briefly comprises of; spacious lounge/diner and a modern kitchen/breakfast room to the ground floor with two double bedrooms and modern family bathroom to the first floor. Off road parking on the driveway. An ideal property for first time buyers, or those looking to downsize. The surrounding area of Summerhill is known for its picturesque views and friendly community, making it a desirable place to reside. Don't miss out on the chance to make this house your own and experience the joys of living in such a wonderful location. Viewing highly recommended!

- Very well presented 2 bedroom semi detached house
- Off road parking for multiple vehicles
- Delightful generous rear garden
- Cul de sac location
- Contemporary finishes throughout
- Viewing highly recommended!



Lounge/Diner

16'4" x 12'4" (4.98 x 3.78)

A beautifully presented spacious lounge/diner with carpet, window and door to the front elevation with opening to the kitchen at the rear. Recessed spotlights in the ceiling. Stairs to the first floor with contemporary glass sides and stainless steel fittings.

Kitchen/Breakfast Room

12'3" x 9'8" (3.75 x 2.95)

Range of high gloss grey wall and base units with space for a table and chairs; built in gas hob with electric oven below. Space for the fridge-freezer. Stainless steel sink beneath the window which overlooks the rear garden. Tiled floor, door to the rear and garden.

Bedroom One

12'5" x 8'10" (3.79 x 2.70)

Good size double bedroom with window to the rear overlooking the garden and views beyond. Carpet flooring.

Bedroom Two

12'4" x 9'9" max including wardrobes (3.76 x 2.99 max including wardrobes)

A second double bedroom with fitted wardrobe, window to the front elevations, carpeted flooring.

Family Bathroom

6'10" x 5'7" (2.10 x 1.71)

Contemporary bathroom with white suite comprising: bath with shower from the mixer tap, toilet and wash hand basin, half tiled walls and floor.

Rear Garden

Due to the corner position within the cul de sac there is a delightful and very generous rear garden. The garden has a patio adjacent to the house and a spacious lawned area with a traditional stone wall at the end and timber fencing to the side.

Parking

There is a driveway to the front of the property providing off road parking

Additional Information

Gas central heating NEW BOILER APPROX 2 YEARS OLD

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

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.





MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

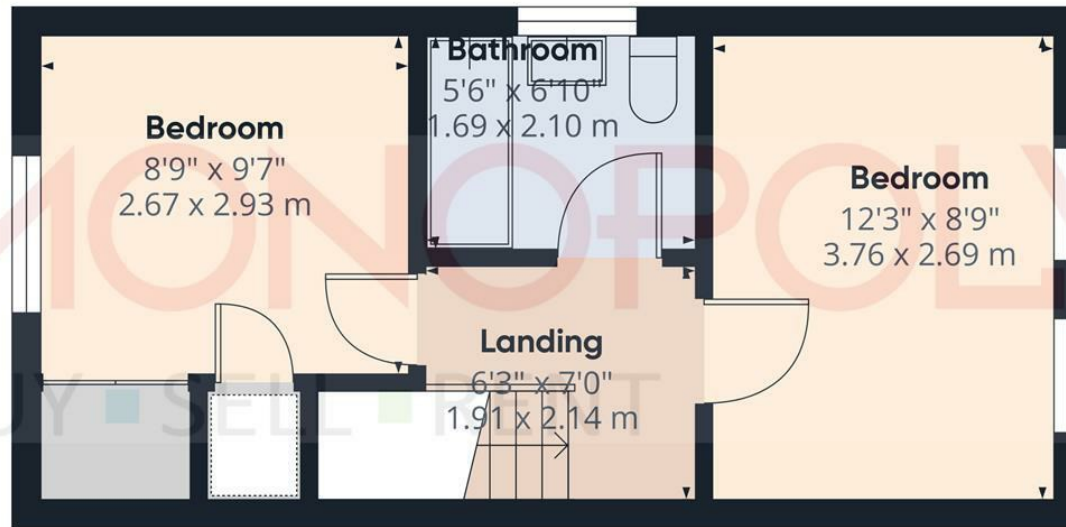
Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage





Ground Floor



Floor 1

Approximate total area⁽¹⁾

594.71 ft²

55.25 m²

Reduced headroom

13.59 ft²

1.26 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

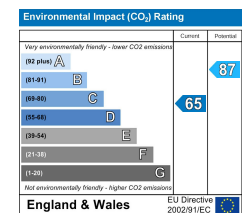
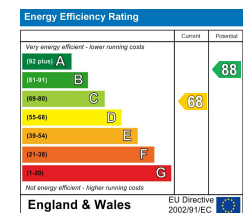
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