



Stabler Crescent, Wrexham LL11 2TL

£95,000

A well presented 1 bedroom, ground floor maisonette located in the popular area of Garden Village. This excellent property offers immaculately presented living accommodation as well as having a well maintained garden to the rear. Located on the outskirts of Wrexham town centre there are numerous local amenities close to hand as well as being within close proximity to the A483. In brief the property comprises of; hallway, lounge, kitchen, bedroom and bathroom.

- An immaculately presented 1 bedroom ground floor maisonette.
- Popular residential location
- Good size rear garden
- Gas central heating



Hallway

With carpeted flooring, 2 useful storage storage cupboards.

Lounge

4.24m max x 3.63m (13'10" max x 11'10")

A superbly presented room with 2 double glazed windows, carpeted flooring, door into the kitchen.

Kitchen

3.03m x 2.99m (9'11" x 9'9")

Fitted with a range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric oven, 4 ring electric hob, extractor fan, plumbing for a washer, space for a fridge/freezer, double glazed window, door off to the rear garden, tiled flooring, tiled walls.

Bedroom

3.49m x 3.03m (11'5" x 9'11")

A good size, well presented room with a double glazed window to the rear, carpeted flooring.

Bathroom

1.79m x 1.82m (5'10" x 5'11")

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

Rear Garden

To the rear is a well maintained, predominantly lawned garden.

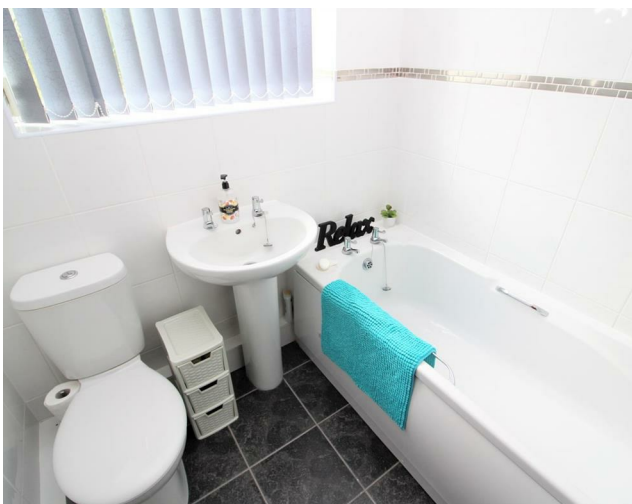
MORTGAGES

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 Pete on 07907 419605 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





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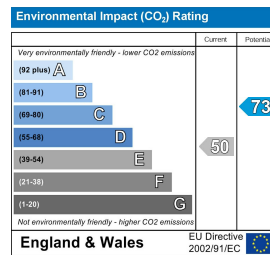
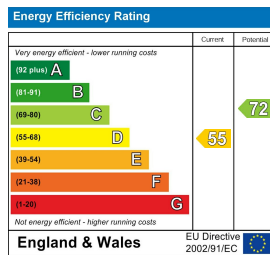
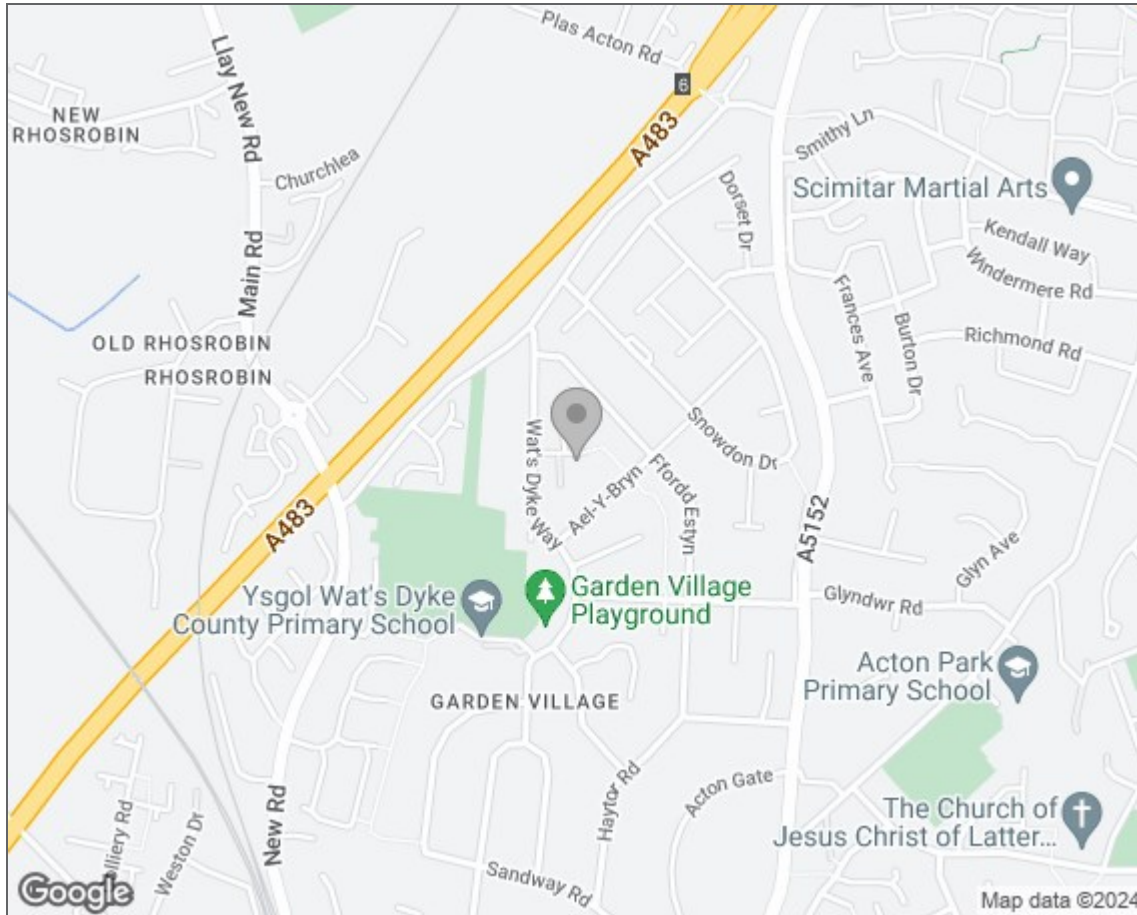
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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

