



## Harwoods Lane, Wrexham LL12 0HB

**£325,000**

A fantastic opportunity to purchase a detached property with huge potential on Harwoods Lane. The property is in need of renovation and possibly extending subject to planning permission. The house benefits from a good sized plot with generous driveway to the front and good sized garden to the rear. The garden is currently overgrown so difficult to photograph but it extends beyond the current shrubbery. The property briefly comprises: Hallway, downstairs toilet, kitchen, lounge, dining room and conservatory to the ground floor with 3 bedrooms, en-suite shower room and bathroom to the first floor. Externally there is a driveway providing parking for numerous vehicles plus an integral single garage. A path leads to the rear garden which has patio, pond, lawn and mature planting.

- 3 BEDROOM, 2 BATH, 2 RECEPTION DETACHED HOUSE
- PROPERTY IN NEED OF FULL RENOVATION
- GOOD SIZED GARDEN (CURRENTLY OVERGROWN SO HARD TO APPRECIATE)
- VERY DESIRABLE LOCATION IN ROSSETT
- HUGE POTENTIAL
- DRIVEWAY AND GARAGE



## Hallway

Upvc door into the hallway, with doors into the kitchen, lounge and downstairs toilet. Carpeted flooring.

## Dining Room

4.46 x 4.22 (14'7" x 13'10")

Two windows to the front elevation, stairs to the first floor. Carpeted flooring. Arch to the lounge

## Lounge

4.27 x 4.51 (14'0" x 14'9")

Stone clad fireplace. Windows to the rear with door to the centre opening into the conservatory. Carpeted flooring.

## Kitchen

3.03 x 2.64 (9'11" x 8'7")

Range of wood style fronted units, built in oven, hob, fridge and dishwasher. Window and door to the rear garden.

## Downstairs Toilet

## Conservatory

3.98 x 2.38 (13'0" x 7'9")

French doors to the rear, with glazing to all sides. Traditional conservatory roof. Tiled flooring, opening top panel windows x 4.

## Bedroom 1

3.40 x 3.54 (11'1" x 11'7")

2 Windows to the front elevation, carpeted flooring, archway to the en-suite

## En-Suite

3.52 x 1.37 (11'6" x 4'5")

Spacious room with high windows to the rear elevation. Shower cubicle with mains shower, wash hand basin with vanity unit.

## Bedroom 2

3.36 x 2.72 max corner cut off (11'0" x 8'11" max corner cut off)

Double bedroom with built in wardrobe. Window to the front elevation. The ceiling is a little lower to the front part of the room.

## Bedroom 3

3.0 x 2.74 min not including wardrobes (9'10" x 8'11" min not including wardrobes)

2 windows to the rear elevation, built in wardrobes, carpeted flooring.

## Family Bathroom

2.07 x 1.95 (6'9" x 6'4")

Avacado bathroom suite, fully tiled walls, window to the rear elevation.

## Garage

Single integral garage, with up and over door to the front and pedestrian door to the rear. Wall mounted worcestor combi boiler.

## Gardens and Driveway

Brick paved driveway leading to the garage with gravelled area to the front. To the rear is an established garden that unfortunately has become overgrown, however it is a good size and extends a little behind the hedges. It was once a lovely garden with a pond, lawns and shrubbery.

## Additional Information

Gas central heating... The property is not lived in and will be cleared prior to completion of a sale... Upvc windows...

## 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.



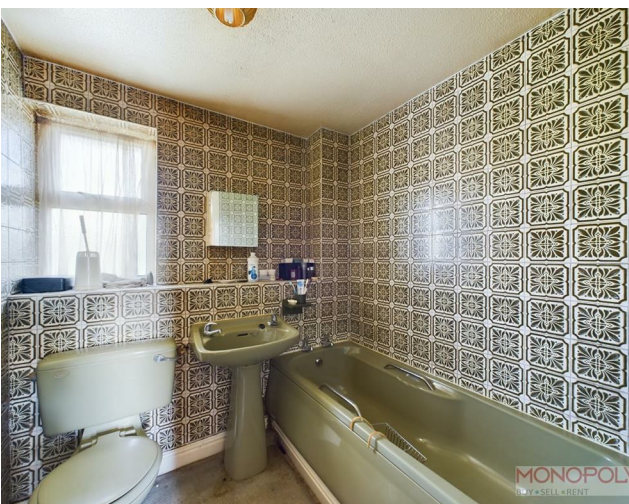
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.

#### KEY FACTS FOR BUYERS

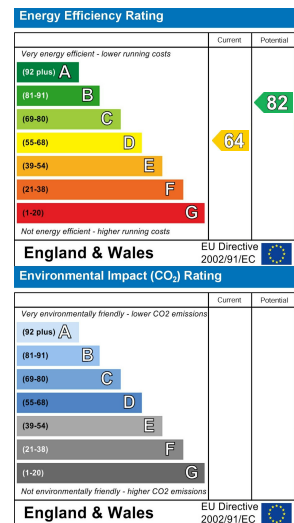
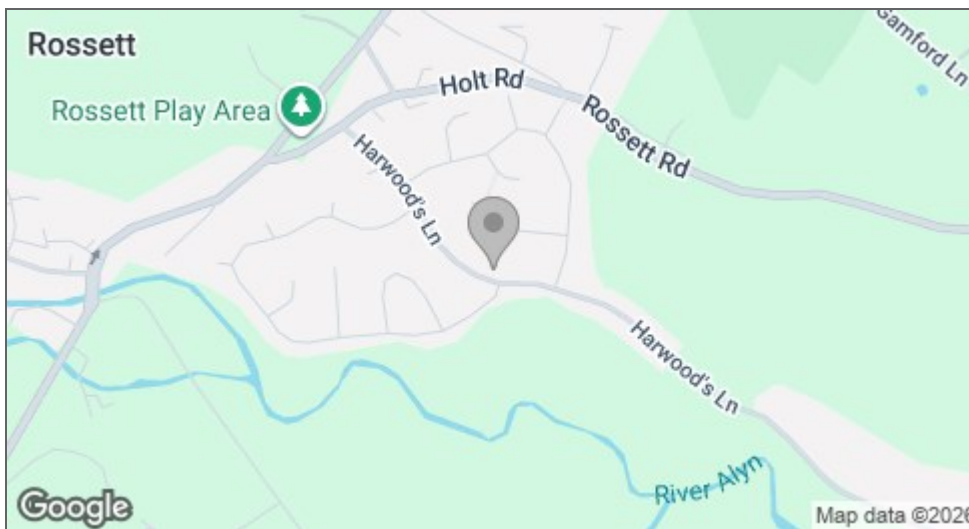
Please see the link for the key facts for buyers in the weblink on Rightmove, this includes such information as the land registry title plan...











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