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Wrexham | LL12 0HA

Offers In The Region Of £220,000

**MONOPOLY**  
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NO CHAIN!!!

Situated in the sought-after residential village of Rossett is this two double bedroom semi-detached home, offered for sale with the benefit of no onward chain. In brief, the property comprises an entrance porch, a spacious lounge/dining area, and a kitchen/breakfast room to the ground floor. To the first floor there are two double bedrooms, a landing, and a family bathroom. Externally, the home benefits from a paved driveway to the front, access to the garage with electric up-and-over door, and a lawned rear garden with patio seating area. Harwoods Close is a quiet cul-de-sac positioned just off Harwoods Lane, within walking distance of the centre of Rossett. The village is highly regarded for its excellent range of amenities including shops, cafés, traditional pubs, and both primary and secondary schools. Scenic riverside and countryside walks can also be enjoyed locally. Rossett sits between Wrexham and Chester, making it an ideal base for commuters, with excellent road links via the A483 providing easy access to Chester, Wrexham, and the North West.

- TWO BEDROOM SEMI-DETACHED HOME
- QUIET CUL-DE-SAC LOCATION
- ENTRANCE PORCH
- SPACIOUS LOUNGE/DINING ROOM
- KITCHEN BREAKFAST ROOM
- DOUBLE BEDROOMS
- MODERN BATHROOM
- AIR SOURCE HEAT PUMP AND SOLAR PANELS
- SOUGHT AFTER RESIDENTIAL LOCATION
- NO-ONWARD CHAIN



### **Entrance Porch**

Door leads into entrance porch with parquet flooring, window to front and door into living/dining room.

### **Living/Dining Room**

Spacious room with uPVC double glazed window to the front elevation. Two panelled radiators, ceiling light point, space for dining table, stairs rising to first floor and door into kitchen/breakfast room.

### **Kitchen/Breakfast Room**

Housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include electric oven, hob and extractor above. Space and plumbing for washing machine and space for fridge freezer. Stainless steel sink unit with mixer tap above. Finished with tiled flooring, ceiling light point, panelled radiator, space for breakfast table, uPVC double glazed window to the rear elevation and uPVC double glazed French style doors to garden area.

### **Landing Area**

Carpet flooring, ceiling light point, cupboard with shelving and water tank, access to loft doors to bedrooms and bathroom.

### **Bedroom One**

UPVC double glazed window to the front elevation. Cupboard with shelving and rail. Carpet flooring, ceiling light point and panelled radiator.

### **Bedroom Two**

UPVC double glazed window to the rear elevation. Fitted with a range of wardrobes with clothing rails and shelving. Built in storage cupboard with shelving and clothing rail. Finished with carpet flooring, ceiling light point and panelled radiator.

### **Bathroom**

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with shower over. Finished with patterned tiled flooring, panelled radiator, ceiling light point and uPVC double glazed window to the side elevation.

### **Garage**

Electric up and over door, power, lighting and door to rear garden area.

### **Outside**

To the front elevation there is a paved driveway with parking for two vehicles. To the rear is a lawned garden area with established shrubberies and a patio area. to the boundary are fence panels for added privacy.

### **Additional Information**

The property benefits from an energy-efficient air source heat pump and solar panel system, providing both heating and hot water with reduced running costs. There has been cavity wall and loft insulation done recently.

### **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.





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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs			
(92 plus) A	B	78	81
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(11-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A	B	78	81
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(11-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			



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