



41

Wrexham | LL12 8LS

£385,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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A spacious 4 bedroom detached property located in the desirable village of Marford. The property does require internal modernisation but has fantastic potential to be a superb family home, offering 2 reception rooms, 4 bedrooms, double garage and a generous well maintained rear garden. Located within a popular residential location in the village of Marford where there are numerous amenities close to hand including good primary schools, local shops either in Marford or the neighbouring village of Gresford. There are also excellent road links to both Wrexham and Chester either by car or the frequent bus service. In brief the property comprises of; front porch, hallway, lounge, dining room, downstairs w.c, kitchen and utility room to the ground floor and 4 bedrooms and bathroom to the first floor.

- A spacious 4 bedroom detached property
- Requiring internal modernisation
- Fantastic potential to be a wonderful family home
- Generous, well maintained rear garden
- Double garage
- Desirable village location
- NO CHAIN
- VIEWING HIGHLY RECOMMENDED



Front Porch

12'7" x 2'9" (3.85m x 0.84m)

With windows to the front and door into the hallway.

Hallway

With carpeted flooring, door to cupboard housing the boiler for the blow air central heating, stairs to the first floor, door to under stairs storage cupboard.

Downstairs W.C

Fitted with a low level w.c, wash hand basin, window.

Lounge

19'3"x 11'1" (5.88mx 3.40m)

A spacious room with an attractive central fireplace with inset living flame gas fire, granite hearth, surround and mantel, double glazed window to the front, sliding doors off to the rear garden, carpeted flooring.

Dining Room

10'11" x 10'1" (3.34m x 3.08m)

With a double glazed window to the rear, carpeted flooring, serving hatch into the kitchen.

Kitchen

13'2" x 9'8" (4.02m x 2.96m)

Fitted with a range of matching wall, drawer and base units, working surface with inset stainless steel sink and double draining board, built in electric oven, 4 ring electric hob, part tiled walls, space for a fridge/freezer, serving hatch, double glazed window to the rear, door into the utility room.

Utility Room

9'10" x 8'2" (3.02m x 2.49m)

With a door off to the rear garden, sliding door into the double garage.

First Floor Landing

With a double glazed window to the front, carpeted flooring, door to a useful storage cupboard, access to the loft space.

Bedroom 1

12'11" x 11'5" (3.95m x 3.50m)

With a double glazed window to the rear offering Far reaching views towards Cheshire, carpeted flooring.

Bedroom 2

12'1" x 10'4" (3.70m x 3.17m)

With a double glazed window to the rear again offering far reaching views towards Cheshire, carpeted flooring.

Bedroom 3

14'11" x 8'7" (4.56m x 2.63m)

With a double glazed window to the front, door to storage under the eaves, carpeted flooring.

Bedroom 4

9'1" x 8'6" (2.78m x 2.61m)

With a double glazed window to the front, carpeted flooring.

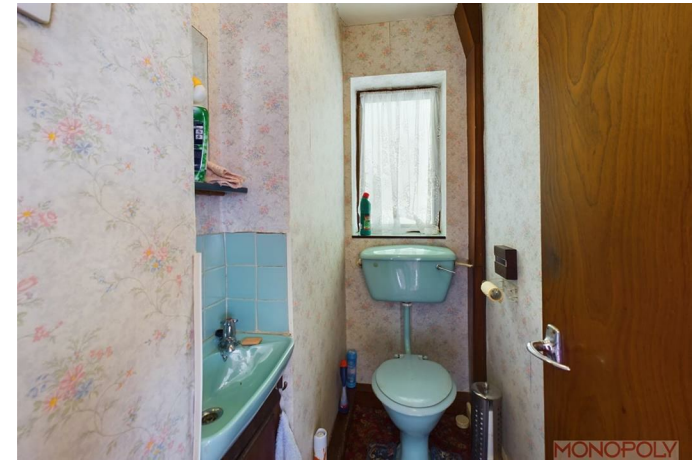
Bathroom

8'7" x 6'9" (2.63m x 2.07m)

Fitted with a low level w.c, pedestal wash hand basin, bath with wall mounted shower head over, shower cubicle, fully tiled walls, double glazed window.

Rear Garden

To the rear is a generous, well maintained garden with a paved patio adjacent to the rear of the property leading on to a lawned garden. The garden also benefits hugely from not being over looked to the rear.





Front

To the front is a generous lawned garden with a paved driveway to the side leading to a double garage which has two separate up and over doors.

Double Garage

18'10" x 17'9" (5.76m x 5.43m)

With 2 separate up and over doors but partly partitioned internally, full mains electric.

Additional Information

The current heating source is blow air heating though vents in each room.

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 Property facts

The key material information can be seen via the web links from which ever property portal the property is viewed.

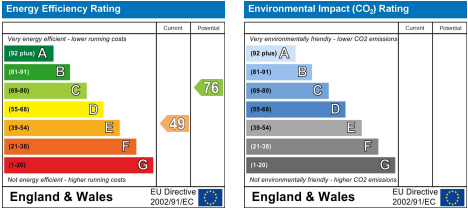








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