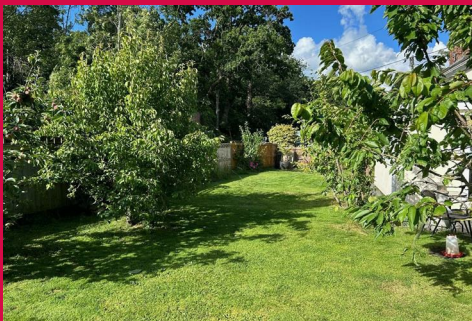


Town & Country

Estate & Letting Agents

Kiln Lane, Cross Lanes

Offers In The Region Of
£265,000



Dating back as far as 1690. This lovely semi detached home has undergone a number of improvements and extensions in recent years. Having the benefits of LPG central heating, along with UPVC double glazing, the three bedroom semi detached property has internal accommodation that comprises an entrance hall, reception hall, a through sitting/dining room, a living room, kitchen, bathroom, three bedrooms, the middle one of which has an ensuite cloakroom WC. Externally the property features off road parking for several vehicles positioned to the front of a single detached garage. A timber gate opens to the front and side gardens that consist of established trees. An external paved patio area, outside light, power and water supply are also prominent with a timber gate which leads along the pathway to the back door.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

DESCRIPTION

A three bedroom semi-detached property that benefits from LPG central heating along with UPVC double glazing. The property comprises of an entrance hall, reception hall, a through sitting/dining room, a living room, kitchen, bathroom, three bedrooms, the middle one of which has an ensuite cloakroom WC.

LOCATION

Cross Lanes is a charming area situated in Wrexham, known for its quaint and picturesque setting. It features a cluster of historic buildings and houses, surrounded by green fields and countryside.

The area is well-connected to Wrexham town centre and other nearby villages, making it a popular choice for commuters. Cross Lanes also has a number of amenities, including shops, schools, and parks, making it a convenient and family-friendly place to live.

DIRECTIONS

Head south-east on Regent St towards Duke St, Regent St turns right and becomes Hill St, Continue onto Vicarage Hill, Turn left onto Brook St, Continue onto St Giles Way, Turn right onto Salop Rd/A525, Continue to follow A525, Continue straight onto Kingsmills Rd/A525, Turn left onto Kingsmills Rd, Turn left onto Abenbury Rd, At the roundabout, take the 2nd exit onto Cefn Rd, At the roundabout, take the 3rd exit onto Sesswick Wy, At the roundabout, take the 1st exit onto A525, Turn right onto Kiln Ln/B5130, destination will be on the left.

GARAGE

17'5" x 9'8"

A single bricked garage which is accessed through double timber doors or alternately via a side access door, the garage also features an outside low level WC towards the rear.

ENTRANCE HALL

9'2" x 3

The entrance hall is accessed through a double glazed composite front door and features an opaque window facing the front elevation.

RECEPTION HALL

10'2" x 5'6"

Comprising of a window to the side elevation, a radiator, timber laminate flooring, recessed downlights set within the ceiling, double door store cupboard and doors opening to the bathroom and to the sitting room/dining room.



BATHROOM

8'6" x 5'9"

The bathroom is installed with a contemporary suite which comprises of a spa panel bath, a central mixer tap, an electric shower, vanity units which house a dual flush and a low level WC, wall mounted chrome heater, towel rail, an extractor fan, tiled walls and a ceramic tiled floor.



SITTING ROOM/DINING ROOM

23'9" x 12

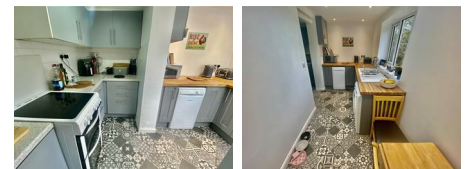
Featuring timber laminate flooring this room also comprises of exposed beam sets within the seating and dining area. Windows are facing the front elevation and side elevation, a UPVC double glazed door is also prominent which leads to the gardens paved patio area.



LIVING ROOM

13' x 11' 1

The living room features two windows which face the front elevation, a radiator and exposed beams and lintels throughout the room.



KITCHEN

13'6" x 10

A U shaped kitchen that is fitted with a range of grey fonted wall base and

drawer units which is complemented by stainless steel handles. The kitchen also consists of a partial solid wood work service that houses a 1 1/2 ceramic sink unit with mixer tap, plumbing space for a washing machine and a slimline dishwasher, exposed beam set within the ceiling along with recessed downlights, a window facing the rear elevation and UPVC double glazed French doors.

FIRST FLOOR LANDING

Featuring a window that faces the rear elevation, a radiator, a built-in cupboard shelves and housing and doors that open to all three bedrooms.



BEDROOM ONE

15'3" x 13

This bedroom features two windows facing the front elevation and one to the rear and a radiator.



BEDROOM TWO

11'4" x 9'9"

This bedroom features two windows that face the front elevation, a built in double door wardrobe, a radiator and a door opening to the ensuite WC.



ENSUITE WC

The en suite is installed with a low level WC along with a mixer tap, a chrome heated tower rail, a built-in store cupboard and an opaque window faces the side elevation.



BEDROOM THREE

9'2" x 7'9"

This bedroom features a window facing the front elevation, a radiator and a built-in wardrobe.

Services

The agents have not tested any of the appliances listed in the particulars.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

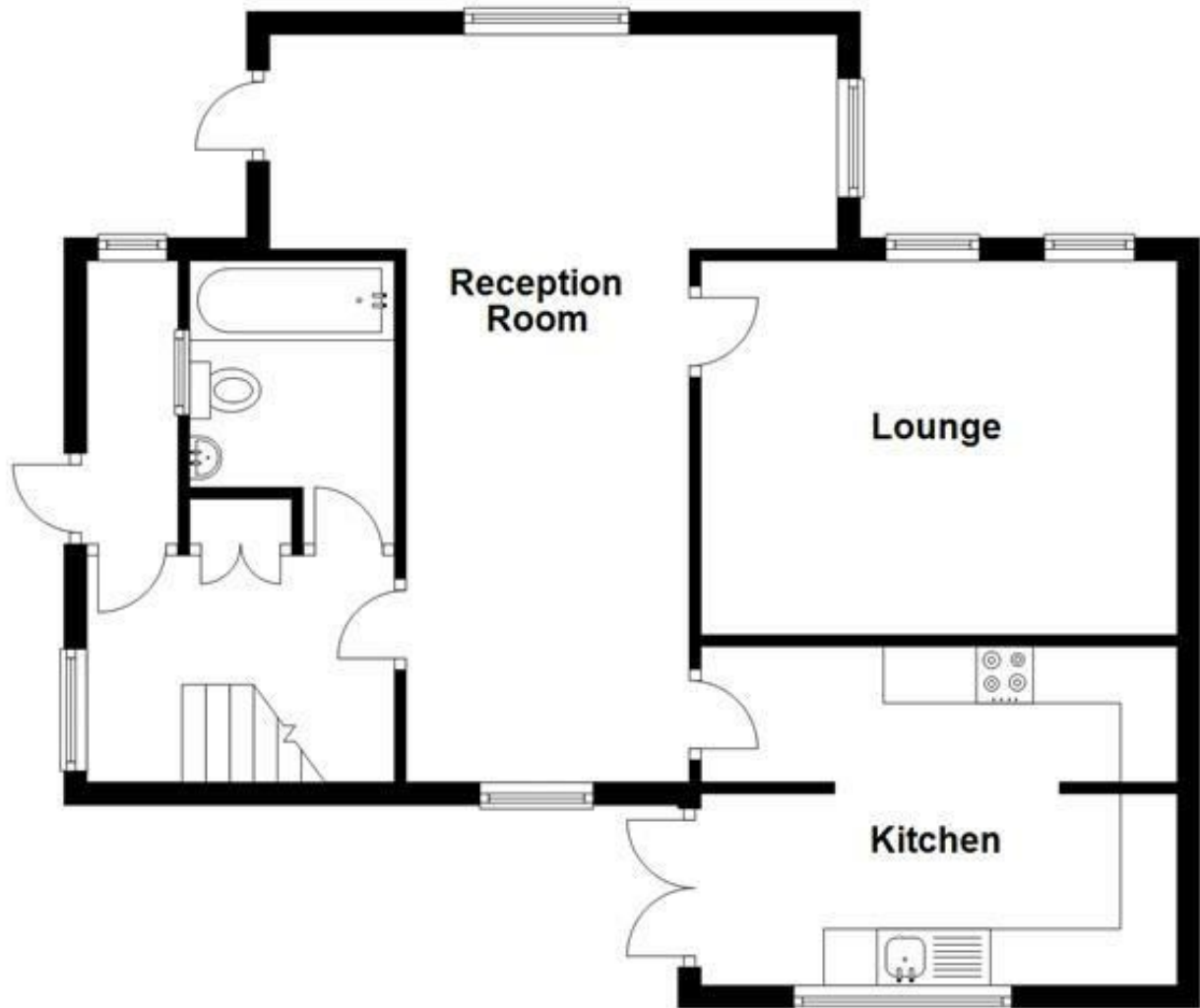
Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Ground Floor

Approx. 60.9 sq. metres (655.1 sq. feet)



Total area: approx. 105.1 sq. metres (1130.8 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B		73	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.