



Asking Price £185,000

1 The Paddocks, Cross Lanes,  
Wrexham LL13 0TX

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 3 Bedrooms

 1 Bathroom

# 1 The Paddocks, Cross Lanes, Wrexham LL13 0TX



## General Remarks

Newly decorated throughout, this well presented three bedroom property also has the benefit of new floor coverings in all rooms apart from the kitchen. With gardens on three sides and off-road parking, the property is double glazed throughout and briefly comprises an entrance hallway; spacious lounge/diner with patio doors leading out to the rear garden; kitchen with white wall and base units and an "Ideal Logic" combination boiler; landing; main bedroom; two further bedrooms and a family bathroom. Situated in a small modern development in this desirable hamlet just a few miles from Wrexham City Centre, the property is also offered for sale with NO ONWARD CHAIN. EPC Rating - 73|C.

**Location:** The property occupies a pleasant cul-de-sac location in Cross Lanes which is a popular hamlet set amidst rolling countryside just off the A525 approximately four miles south of Wrexham on the Whitchurch Road. There is a Convenience Store with more wide-ranging amenities available in the neighbouring villages of Bangor on Dee and Marchwiel, each approximately two miles distant. The start of the Industrial Estate is about a mile away and the property lies in the catchment area of the highly regarded Penley Secondary School, which has its own Sixth Form and Sports Centre.

## Accommodation

**Entrance Hallway:** PVCu double glazed door to the front elevation. Radiator.

**Lounge/Diner:** 23' 10" x 12' 8" (7.26m x 3.86m) reducing to 264m (8'8") PVCu double glazed window to the front elevation. PVCu double glazed patio doors to the rear elevation. Two radiators. Coved ceiling. Wall mounted electric fire. Understairs storage cupboard.

**Kitchen:** 9' 3" x 6' 10" (2.83m x 2.09m) PVCu double glazed window to the rear elevation. White wall and base units with complementary work surfaces. Sink and drainer unit with mixer tap. Integral electric hob. Cooker hood. Integral electric oven. Space for fridge/freezer. Plumbing for washing machine. Radiator. Wall tiling. Tile-effect flooring. Cupboard housing an "Ideal Logic" combination boiler. Breakfast bar.

## Looking for that perfect mortgage?

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Your home may be repossessed if you do not keep up repayments on your mortgage

**On The First Floor:**

**Landing:** PVCu double glazed window to the side elevation. Attic hatch.

**Bedroom 1:** 11' 1" plus alcove x 9' 3" (3.38m x 2.83m) PVCu double glazed window to the front elevation. Radiator.

**Bedroom 2:** 12' 5" x 8' 4" (3.79m x 2.55m) maximum. PVCu double glazed window to the rear elevation. Radiator. Dado rail.

**Bedroom 3:** 7' 3" x 7' 3" (2.22m x 2.21m) PVCu double glazed window to the side elevation. Radiator.

**Bathroom:** 6' 5" x 5' 9" (1.95m x 1.75m) PVCu double glazed window to the front elevation. White three piece suite comprising a panelled bath with shower over, low level w.c. and pedestal wash hand basin. Radiator. Fully tiled walls. Storage cupboard.

**Outside:** Externally there is a lawned garden to the front of the property together with a driveway to the side elevation. There is a further lawned garden, also to the side of the property, which has been fenced to increase the degree of privacy. The rear garden combines a paved Patio leading off the Dining Area together with a low maintenance gravelled section.



**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Ideal Logic" gas-fired combination boiler situated in the Kitchen.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "C".

**Directions:** For satellite navigation purposes use the post code LL13 0TX. Leave Wrexham on the A525 Bangor on Dee/Whitchurch Road continuing through the village of Marchwiel to a roundabout at which turn right. Proceed for about 400 yards to a set of traffic lights at which turn left. Pass the Co-Op then take the first left into The Paddocks and the property is the first house on the left-hand side.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.