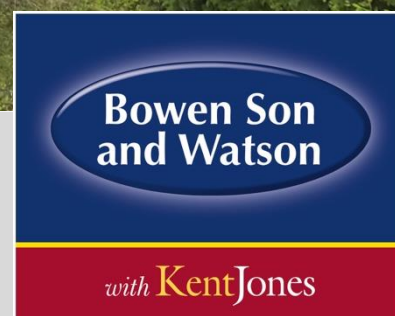




**Craigside, Marford Hill,  
Marford, Wrexham, LL12 8TA**

**Auction Guide Price: £180,000**



For Sale by Public Auction - December 2020: Occupying an elevated position enjoying views to the Cheshire Plain within this most sought-after location, "Craigside" provides considerable scope for modernisation and improvement. The property features twin reception rooms to the front, each having bay window with rear kitchen and out-offices. On the first floor there are three bedrooms and bathroom. To the front there is parking and turning space, whilst to the rear a garden on levels comprises a yard with upper lawns. Excellent potential and viewing advised.





## Craigside, Marford Hill, Marford, Wrexham, LL12 8TA

- For Sale by Public Auction - December 2020
- Considerable Scope for Modernisation
- Twin Reception Rooms. Rear Kitchen
- 3 Bedrooms. Bathroom. Parking Space
- Gardens. Out-Offices.
- Viewing Recommended
- EPC = E

### The Accommodation

(with approximate room dimensions) On The Ground Floor comprises :-

#### Canopy Porch

to

#### Reception Hall

15' 0" x 6' 5" (4.58m x 1.95m)

Approached through a lead-lighted door.

Matching side window. radiator. Understairs storage cupboard off.

#### Lounge

12' 8" x 11' 11" (3.87m x 3.63m)

Quartz finished fireplace with slate tiled hearth. Picture rail. Radiator. Lead-lighted window to bay.

#### Sitting Room

14' 6" x 13' 0" (4.41m x 3.95m)

Radiator. Oak fireplace with marble tiled insert and hearth. Bay window. Picture rail.

#### Note:

It is believed that the two reception rooms have woodblock floors.

#### Kitchen

15' 3" x 9' 8" (4.66m x 2.94m)

Fitted stainless steel single drainer sink unit set into a base storage cupboard with adjoining drawer pack. Quarry tiled floor. Recess to fireplace housing slimline gas fired central heating boiler.

#### Pantry

3' 4" x 2' 9" (1.02m x 0.85m)

#### Rear Lobby

with quarry tiled floor. Part glazed back door.

### On The First Floor:

#### Landing

15' 2" x 6' 3" (4.63m x 1.91m)

#### No. 1 Bedroom

14' 8" x 13' 0" (4.47m x 3.95m)

Views towards the Cheshire Plain. Picture rail.



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 expressly 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.



### No. 2 Bedroom

13' 3" x 11' 10" (4.05m x 3.60m)

Views towards the Cheshire Plain. Radiator. Picture rail.

### No. 3 Bedroom

12' 0" x 9' 9" (3.65m x 2.96m)

Fitted triple wardrobe. Radiator. Picture rail.

### Bathroom

7' 8" x 6' 1" (2.33m x 1.86m)

Fitted with a three piece "pampas" shaded suite comprising a close coupled w.c., pedestal wash hand basin and twin-grip panelled bath. Tongue and grooved finish to walls and ceiling. Radiator.

### Outside:

The front of the property is approached via a right of way over adjoining properties. The right of way leads to a Parking and Turning Area which is gravelled, although becoming uncultivated. There is a sloping front garden with steps leading up to the front door held by a retaining wall. At the side there is a secure access to a Yard, which opens to the rear. Beyond there is an elevated lawned garden behind a brick retaining wall with steps. There are scattered plants and shrubs to both front and rear. The front elevation enjoys views towards the Cheshire Plain.



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### Method of Sale:

The property will be offered for sale by online Public Auction. Bidding will open at midday on Thursday 10th December and close at midday on Friday 11th December 2020. A legal pack will be available from the Agents Wrexham Offices by no later than two weeks prior to the sale date.

### Directions:

Leave Wrexham on the A483 dual carriageway in the direction of Chester. Continue past the turning for Gresford and proceed down the hill to the exit signposted Rossett. At the roundabout turn right over the flyover bridge and at the second roundabout continue ahead down the hill to a further mini-roundabout at which turn right for Marford. Enter Marford village ascending Marford Hill and continue past The Trevor Arms at the bottom of the hill. Ascend the hill until the property is observed on the right-hand side before arriving at the right-hand turning for Sunnyridge Avenue.

