

Church View, Ruabon, Wrexham

Asking Price: £190,000

Beresford Adams










HARPER LEE



** CALLING ALL FIRST TIME BUYERS & FAMILIES **

STUNNING HOME, ONE NOT TO MISS

Beresford Adams are delighted to present this beautifully presented two bedroom semi-detached residential property set in a fantastic location in a popular residential estate within Ruabon, benefiting from a new modern bathroom, kitchen and plenty of off road parking.

Church view offers a functional lay out perfect for everyday living. The ground floor features an entrance porch & hallway, spacious lounge along with a well-sized newly installed modern shaker style kitchen equipped with integral appliances with French doors leading out to the garden.

The first floor provides two double bedrooms, alongside a well-maintained bathroom fitted with bath overhead shower, wc & basin. Externally the property is set back by a spacious front garden and driveway with off road parking for 2/3 cars and to the rear a private enclosed low maintenance rear garden including a patio, lawn area &







Ground Floor **First Floor**

Total floor area 60.2 m² (648 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **TBC**

Tenure: **TBC**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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