

# Town & Country

Estate & Letting Agents

East Avenue, Wrexham

£185,000



An excellent opportunity to purchase a beautifully presented three bedroom semi-detached property. situated in close proximity to Wrexham. The property comprises; entrance hall, lounge, kitchen and utility on the ground floor, with three bedrooms and bathroom on the first floor. Externally to the front is off-road parking, with stone raised gravel and external lighting. There is a generous sized south-facing garden to rear with paved patio area and a further brick-blocked patio, three timber sheds and further external lighting. Viewings come highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE  
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TEL: 01978 291345

## Location

The property is ideally situated within an established residential area on the boundary of Rhosddu and Croes Eneurys, being approximately a mile between the town centre and Gresford roundabout, with easy access to both Wrexham town, Chester and beyond.

## Directions

From our Wrexham branch, head north-east on King Street towards Lord Street. Turn left onto Trinity Street. Turn left onto Rhosddu Road. At the roundabout, continue straight to stay on Rhosddu Road. At the next roundabout, continue straight onto Rhosddu Road. Turn right onto East Avenue, where the property will be visible via our for sale board.



## Externally

### Entrance

The property is entered through a double glazed composite door to front, opening to the hallway. The hallway has ceramic tiled flooring and stairs to the first floor. Doors to:



### Lounge

16'1 x 11'6

Featuring an open fireplace with sandstone hearth and surround. Double glazed French doors to rear garden. Double glazed window to front. Radiator.



### Lounge Area



### Kitchen

15'6 x 5'8

Fitted with a range of cream shaker style wall, base and drawer units with solid wood work surfaces, housing a stainless steel sink bowl unit with mixer tap.

Space for a range style cooker, with stainless steel extractor hood above. Housing for an integrated microwave, fridge-freezer and plumbing for a dishwasher. Solid wood breakfast bar. Ceramic tiled flooring. Double glazed window to front, side and rear. Radiator.



### Dining Area

### Utility/Cloakroom

5'7 x 5'3

Installed with a low level W/C. Wash hand basin. Work surface space with a cupboard above and plumbing for both a washing machine and dryer. Fully tiled walls. Ceramic tiled flooring. Wall-mounted Worcester combi boiler. Single glazed timber framed window to rear. Radiator.

### Landing

Loft access. Double glazed window to rear. Doors to:



### Bedroom One

10'0 x 8'6

Built-in storage cupboard over

staircase. Fitted triple door wardrobes.  
Double glazed window to front.  
Radiator.



## Bedroom Two

11'4 x 8'1

Double glazed window to front.  
Radiator.



## Bedroom Three

8'7 x 7'4

Double glazed window to rear. Radiator.



## Bathroom

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with central mixer tap, electric shower and folding

glass screen above. Fully tiled walls.  
Extractor fan. Double glazed window to rear.



## Outside

Externally to the front is off-road parking, with stone raised gravel and external lighting. There is a generous sized south-facing garden to rear with paved patio area and a further brick-blocked patio, three timber sheds and further external lighting. Viewings come highly recommended!



## Rear

### Viewings (Wrexham)

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

### To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

### Services (Wrexham)

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

## Mortgage Advice (Wrexham)

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.**

## Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

## Additional Information (Wrexham)

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.

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.

