

# Town & Country

Estate & Letting Agents

Warwick Avenue, Wrexham

Offers Over £150,000



A fantastic opportunity to purchase a well presented, light and spacious three bedroom terraced property situated along a tree line street within a popular Wrexham suburb. The property comprises; entrance hall, lounge, dining room and kitchen on the ground floor, with three bedrooms and wet room on the first floor. Externally to the front of the property is recently laid tarmac driveway providing ample off-road parking for up to three cars with passageway side access leading to a rear garden enjoying a sunny south westerly facing orientation, being predominantly lawned and shrubbed and has an outbuilding/utility room. Viewings are highly recommended to fully appreciate what is on offer!

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

## Entrance

11'5 x 5'5

The property is entered via a timber panel door to front, opening to the entrance hall. Timber laminate flooring. Stairs to first floor. Picture rail. Storage cupboard. Doors to:



## Lounge

16'0 x 11'5

Featuring a fireplace containing a cast-iron log burner on a tile hearth and oak mantle. Picture rail. Wall-mounted carbon monoxide monitor. Timber laminate flooring. Double glazed bay window to front. Radiator.



## Kitchen

10'3 x 8'9

A recently installed attractive and contemporary kitchen comprising a range of wall, base and drawer units with complementary work surfaces. 1 & 1/2 bowl sink unit with mixer tap. Space for a cooker and stainless steel extractor hood above. Space and plumbing for a slimline dishwasher. Timber laminate flooring. Double glazed window to rear x2. Timber door to rear. Opening to dining room.



## Dining Room

9'5 x 9'0

Timber laminate flooring. Picture rail. Double glazed window to rear. Radiator.

## Utility

7'0 x 5'4

Accessed via a timber lever latch door. Plumbing for a washing machine. UPVC double glazed window to rear. Power and light.

## Landing

Loft access with fitted retractable ladder. Doors to:



## Bedroom One

12'3 x 12'1

Having a window, facing the front elevation, radiator, picture rail, range of fitted wardrobes, and a built-in cupboard, which houses the gas Worcester combination boiler.



## Bedroom Two

13'4 x 9'6

Picture rail. Double glazed window to rear.



## Bedroom Three

9'5 x 6'6

Storage area over the bulkhead. Double glazed window to front. Picture rail.



## Wet Room

7'1 x 5'4

Low level W/C. Pedestal wash hand basin. Wall-mounted electric shower. Partially tiled walls. Extractor fan. Opaque window to rear. Radiator.



## Outside

The property is approached via a tarmac off-road parking which leads to a brick block steps. Electric charging point. External light. Shared passageway leading to gated rear garden. The rear garden is south westerly facing, being predominantly laid to lawn with shrub borders and enclosed by a combination of fence panelling and hedging. Timber shed. External light and water supply.

## 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.

