

Town & Country

Estate & Letting Agents

Maple Avenue, Wrexham

£175,000



Situated in an extremely convenient location with easy access to the city centre, along with public transport, shops, schools, parks and playing fields and a wealth of other amenities. This beautifully presented semi-detached property enjoys the benefit of UPVC double glazing, majority of which was installed in 2023, along with gas central heating. Internal accommodation comprises an entrance hall, living room, kitchen/dining room, to the first floor: a landing, which accesses a four-piece bathroom suite and two double bedrooms. Externally to the front of the property, twin off-road parking spaces with gated side access leading to a generously proportioned, rear garden which is lawned and shrub with golden gravel to decked patio areas and the summer house.

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Externally Front

To the front of the property are twin, off-road parking spaces, a gravel pathway leading to timber side access to the rear garden and above the front door is a canopy and a light to the side.

Entrance Hall

The property is entered through a grey UPVC leaded and double glazed front door which opens to timber laminate flooring, stairs off rising to the first floor accommodation and the door to the living room.



Living Room

13'6 x 10'8

Having a window facing the front elevation, a radiator, timber laminate flooring, feature pebble effect electric wall mounted fire and a door opening to the kitchen/dining room.



Kitchen/ Dining Room

17'8 x 8'5

Fitted with a range of white wall, base and drawer units along with a matching display cabinet. Worksurface space houses a stainless steel one and a half bowl sink unit with a mixer tap and tiled splashback. There is space for a cooker along with space and plumbing for a washing machine and dishwasher, a radiator, a wall mounted Glowworm gas combination boiler and under stairs storage cupboard. Windows to both rear and side elevations are UPVC double glazed, a door opening to the side elevation of the property and a UPVC double glazed door opening to the rear gardens deck patio area.



First Floor Landing

Doors open to both bedrooms and to the four piece bathroom suite, a window faces the side elevation and there is access to the loft.



Bathroom

8'1 x 7'8

Installed with a white modern four piece suite, comprising a panel bath with mixer tap and handheld shower extension, a dual flush low level WC, a pedestal hand wash basin, a shower enclosure with an electric shower, a built in shelf, linen cupboard, a radiator, extractor fan, fully tiled walls with a ceramic tile floor and then opaque window facing the rear elevation.



Bedroom One

13'7 x 8'4

Having two windows faced the front elevation, radiator and a deep, built in double wardrobe with an automatic light.



Bedroom Two

11'1 x 8'4

A window facing the rear elevation with the radiator below.



Rear Garden

To the side of the property is golden gravel, along with the timber shed. Whilst the main garden itself has a central lawn area with another timber shed, a decked patio area with a gravel walkway, splitting a shrub garden which leads to a second decked patio positioned directly in front of a timber summer house which is accessed by glazed double doors with windows either side. There are two outside lights along with a water supply.



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.

Services

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

Viewings

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

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

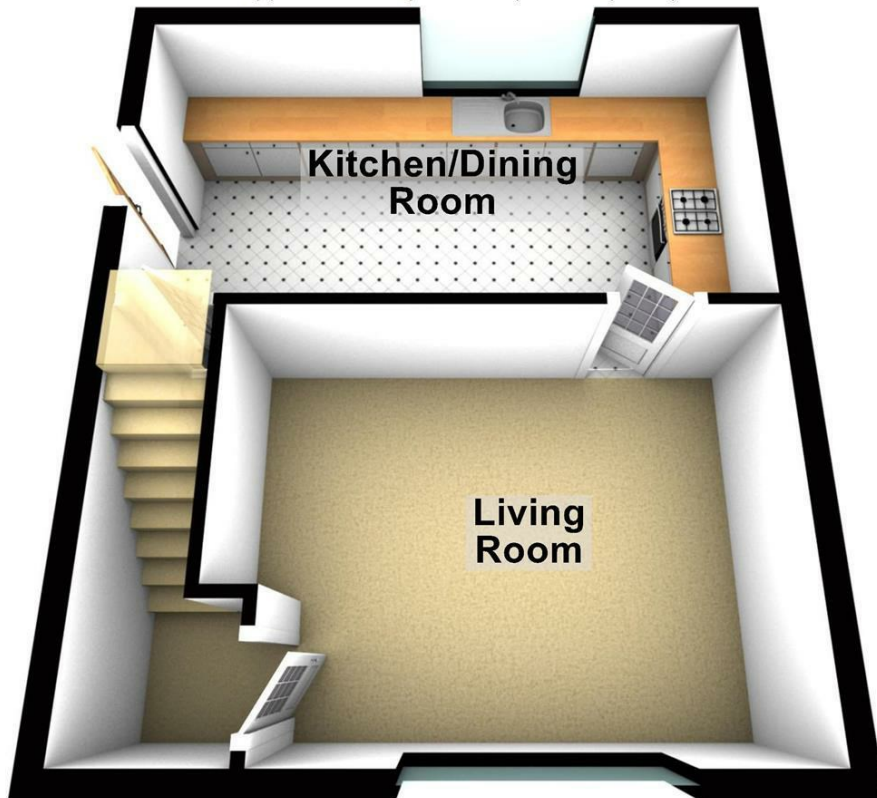
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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.

Additional Information

Ground Floor

Approx. 32.8 sq. metres (353.1 sq. feet)



Total area: approx. 62.4 sq. metres (671.8 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 