

# Town & Country

Estate & Letting Agents

Frances Avenue, Wrexham

£229,950



Located within this desirable suburb of Wrexham, this three bedroom semi-detached property sits on a generous sized plot and has undergone a ground floor extension.

Requiring a degree of modernisation with the benefits of gas central heating and partial double glazing the property itself comprises an entrance hall, living room, dining room, kitchen, breakfast room and shower room and a first floor landing which offers access to all three bedrooms and to the bathroom. Externally the property benefits from a large frontage is approached through double iron gates which open to brick block off road parking running alongside a large lawned area with shrub borders. Double gates allow access to the rear garden which enjoys a sunny South Westerley facing aspect is predominantly laid to lawn with a shrub border and detached garage. This property is available with the benefits of no onward chain.

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## Entrance Hall

14 x 5'2

The property is entered through a double glazed front door with single glazed side panels which opens to an entrance hall with a radiator, stairs off rising to the first floor accommodation and a storage cupboard below with a window to the side elevation.



## Living Room

14'4 x 10'3

With a radiator, a wall mounted electric fire, patio door opening to the rear garden and sliding double doors opening to the dining room.



## Dining Room

10'8 x 10'8

Having a window facing the front elevation with a radiator below and a wall mounted electric fire.

## Breakfast Room

8'3 x 5'8

With parquet flooring, a radiator, a door opening to the shower room and an

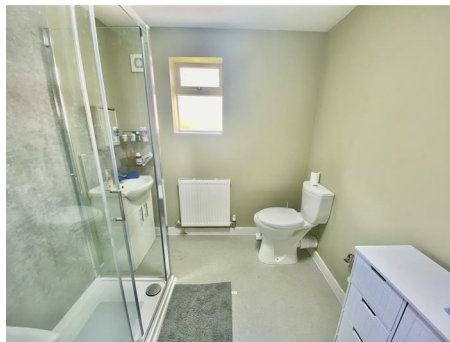
arched throughway leading to the kitchen.



## Kitchen

15'10 x 8'9

The kitchen is fitted with range of wood grain effect wall, base and drawer units complimented by stainless steel handles with ample work surface space housing stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven, hob and extractor hood along with a base level fridge and freezer. The parquet flooring continues in from the breakfast room, window faces the front elevation with a radiator below and a second window faces the rear elevation, a UPVC double glazed back door opens to the garden.



## Shower Room

Installed with a modern white three-piece suite comprising a double shower enclosure with panel walls and a thermostatic shower, a dual flush low

level WC, a wash hand basin with panelled Splashback and mixer tap, radiator, extractor fan and an opaque window to the rear elevation.

## First Floor Landing

With a window facing the side elevation, access to the loft and doors off opening to all three bedrooms and the bathroom.



## Bedroom One

13'4 x 10'4 max

Fitted with a range of wardrobes, a bedside cabinet corner unit and luggage cupboard canopy, window faces the rear elevation with a radiator below.



## Bedroom Two

10'8 x 9'10

With the window facing the front elevation and the radiator below.



### Bedroom Three

7'10 x 6'4

Window to the front elevation with a radiator below.



### Bathroom

Installed with a three-piece suite comprising a panel bath with thermostatic shower and folding protective screen above, vanity unit housing a low-level WC and wash hand basin, radiator, and window facing the rear elevation and recess housing the gas Worcester combination Boiler



### Rear Garden

Accessed through double timber gates to the side opening to a paved area which in turn leads to the rear of the property and the paved patio area. The garden is predominately laid to lawn with a planted and shrub border having a timber shed and enjoying a south Westerley orientation. There is an external water supply, light and awning.

### Garage

Located within the garden is a timber frame detached garage with power and light double timber doors to the front, as side access door and window.

### Services

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

### 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

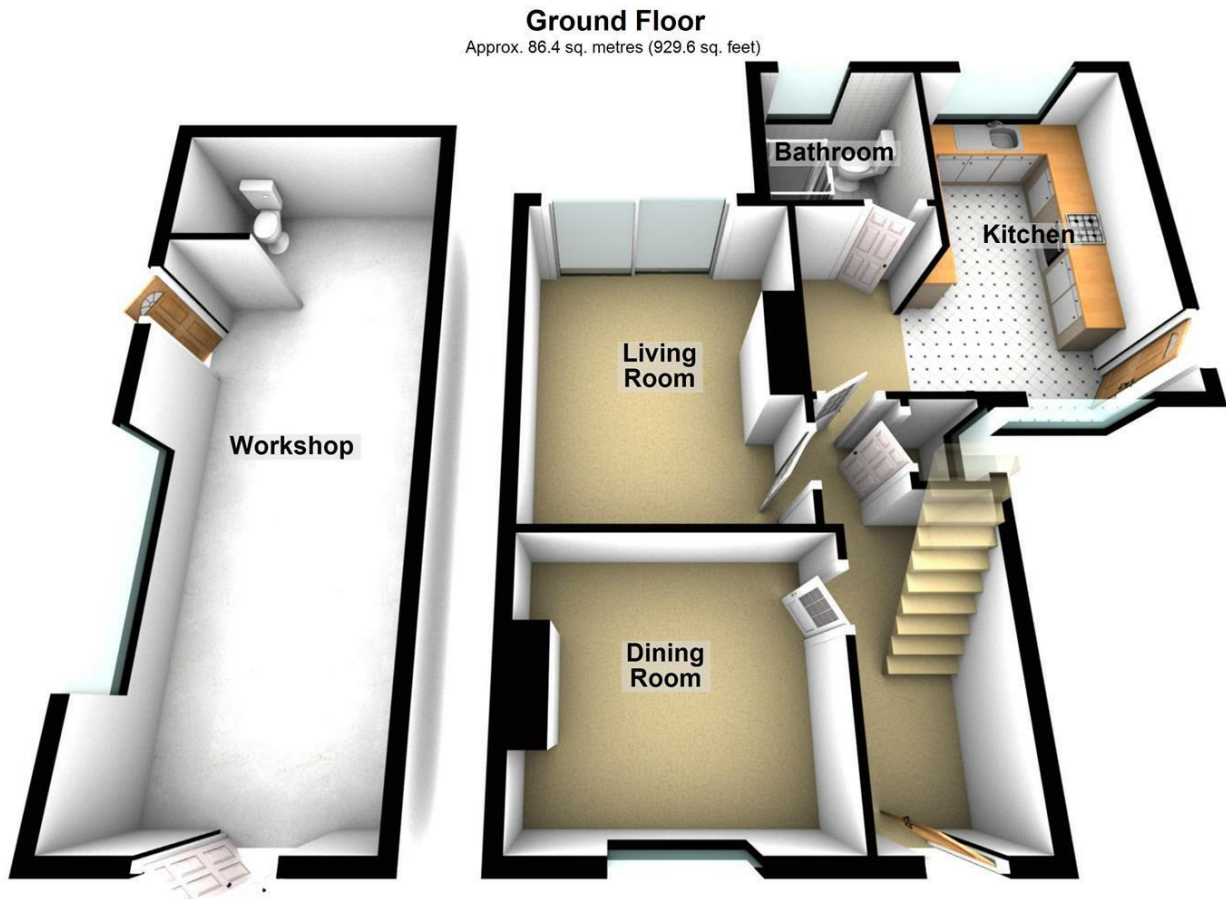
contact the Wrexham office on 01978 291345.

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

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.





Total area: approx. 125.4 sq. metres (1349.4 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 most 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	