

Town & Country

Estate & Letting Agents

Poplar Avenue, Gresford, Wrexham

£235,000



Situated in the highly desirable village of Gresford, this property offers convenient access to Wrexham, Chester, local motorway networks, excellent schools, and a range of day-to-day amenities. This three-bedroom semi-detached home benefits from UPVC double glazing, gas central heating, and is set on a generous plot. Accommodation comprises: entrance hall, dual-aspect living room with feature fireplace, kitchen fitted with light wood-grain effect units, utility room, three bedrooms, bathroom, and separate WC. Externally, the property has lawn and shrub gardens to the front, with gated side access to a good-sized rear garden featuring a paved patio, lawn, mature planting, and a combination of hedging and fencing. This property is available with no onward chain.

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DESCRIPTION

A three-bedroom semi-detached home in the sought-after village of Gresford, offering a dual-aspect living room, kitchen, utility room, generous gardens, and no onward chain. Ideally located for access to Wrexham, Chester, and excellent local amenities

LOCATION

Poplar Road is a quiet residential street in the popular village of Gresford, known for its friendly community, attractive green spaces, and convenient access to Wrexham, Chester, and major transport links. The area benefits from good local schools, shops, and other everyday amenities.



EXTERNALLY

To the front of the property, an iron gate opens onto a concrete pathway leading to the front door, with lawn and shrub gardens on either side. A hedge forms the front boundary. There is a courtesy light to the left-hand side of the front door and a gated side access leading to the rear garden. The rear garden offers a paved patio area, outside lighting, and a lawn divided by a hedge and archway, leading to a further lawned garden with a timber shed and mature trees. The garden is enclosed by hedging.

ENTRANCE HALL

The property is entered via a UPVC double-glazed front door, opening onto quarry tile flooring. There is a radiator and stairs rising to the first-floor accommodation.



LIVING ROOM

19'3" x 12'4"

This dual-aspect living room features windows to both the front and rear elevations, wood-grain effect laminate flooring, and a fireplace housing a living flame coal-effect burner set on a tiled hearth with exposed brickwork beneath a light oak mantel.



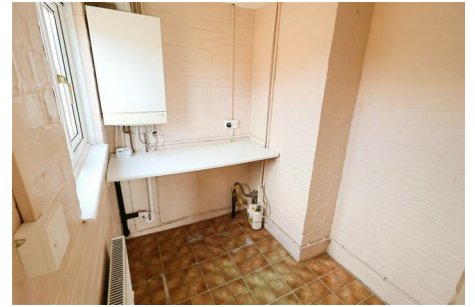
KITCHEN

9'4" x 9'1"

Fitted with a quarry tile floor, a radiator, and a window to the rear elevation. Installed with a range of light oak-effect wall, base, and drawer units complemented by stainless steel handles, the kitchen offers ample work-surface space, incorporating a stainless steel one-and-a-half bowl sink unit with mixer tap. Integrated appliances include a stainless steel oven, hob, extractor hood, and a fridge.

INNER HALL

A door leads to a large walk-in store with power and lighting. Open archways connect to the kitchen and the utility room. A UPVC double-glazed door opens to the rear garden.



UTILITY ROOM

6'8" x 6'1"

With a radiator and a window to the side elevation, the utility offers work-surface space with plumbing for a washing machine beneath. A wall-mounted gas combination boiler is also located here.

FIRST FLOOR LANDING

Provides access to the loft space, a radiator, and doors to all three bedrooms, the bathroom, and the separate WC.



BEDROOM ONE

15'8" x 10'0" (max)

Featuring exposed floorboards, an ornamental tiled fireplace, a radiator, and two windows to the front elevation.

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



BEDROOM TWO

13'9" x 9'3" (max)

With exposed floorboards, a built-in corner shelved cupboard, a radiator, and a window to the rear elevation.



SEPERATE W/C

4'8" x 2'8"

Located next to the bathroom, with an opaque window to the rear elevation and fitted with a low-level WC.



BEDROOM THREE

10'0" x 6'3"

Positioned to the front elevation with a radiator beneath the window.



BATHROOM

5'6" x 5'2"

Fitted with a white panel bath with thermostatic shower above and a wash hand basin. The walls are partially tiled, and there is a radiator plus two opaque windows to the rear elevation.

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.

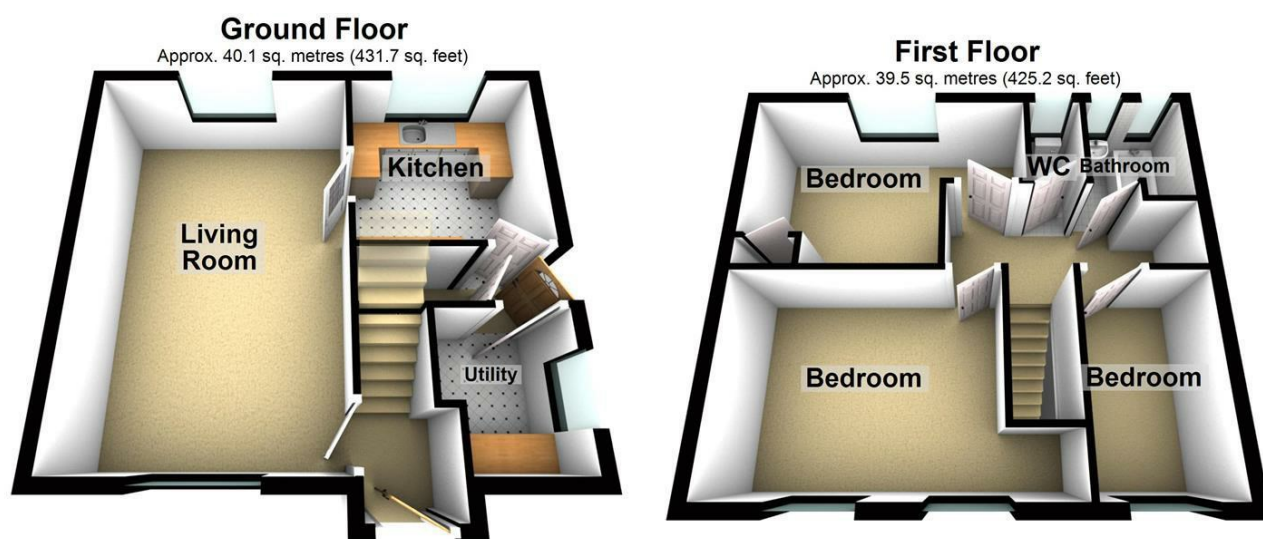
Services (Wrexham)

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

To Make an Offer (Wrexham)

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

Viewings (Wrexham)



Total area: approx. 79.6 sq. metres (857.0 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC