

Town & Country

Estate & Letting Agents

Goulbourne Avenue

£230,000



A spacious three bedroom semi-detached property set in the outskirts of Wrexham town. The property comprises; entrance hall, lounge, dining room, kitchen and conservatory on the ground floor, with three bedrooms and bathroom on the first floor. Externally is a lawned garden with driveway and garage to side providing ample off road parking, with a mainly lawned and enclosed rear garden.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

Entrance

Double glazed door with side panelling to front entrance. Laminate flooring. Understairs storage. Dado rail. Radiator. Doors to:

Lounge

13'4" x 12'2"

Laminate flooring. Double glazed window to front. Radiator.

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Kitchen

9'2" x 8'9"

Fitted with a range of good quality wall, base and drawer units with complementary work surfaces. 1 & ½ stainless steel sink unit and drainer with mixer tap. Gas point for cooker. Plumbing for washing machine. Localised wall tiling. Tiled flooring. Double glazed door to side. Double glazed window to rear.

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Dining Room

9'4" x 9'4"

Tiled flooring. Radiator. Sliding door through to:

Conservatory

12'11" x 8'8"

Double glazed window panels. Tiled flooring. Double glazed French doors to rear.

Landing

Loft access. Dado rail. Double glazed window to side. Doors through to:

Bedroom One

11'7" x 11'6"

Built-in wardrobes. Double glazed window to front. Radiator.

Bedroom Two

11'1" x 9'8"

Double glazed window to rear. Radiator.

Bedroom Three

8'6" x 7'3"

Double glazed window to rear. Radiator.

Bathroom

7'9" x 6'5"

Low level W/C. Wash hand basin set in vanity unit. Large bath with shower attachment over. Fully tiled walls. Tiled flooring. Inset spotlights. Cupboard housing combi boiler. Heated towel rail. Double glazed window to front.

Outside

Driveway leading to garage providing ample off road parking to side, with lawned garden and shrubs to front. Mainly lawned rear garden with patio and shrubs.

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Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

Services

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

Mortgage Advice

Town and Country Property Services 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

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

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. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.

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.

