

Town & Country

Estate & Letting Agents

Grange Avenue, Rhosddu, Wrexham

Offers In Excess Of
£180,000



An impressive three bedroom semi-detached house situated in a convenient village location on the outskirts of Wrexham town. The property comprises; entrance hall, downstairs W/C, lounge, dining room, kitchen and conservatory on the ground floor, with three bedrooms and bathroom on the first floor. Externally is a driveway, garage and gravelled lawn to front, with gravelled garden and patio to rear.

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

TEL: 01978 291345

Entrance

Double glazed composite door to front with double glazed window to front and side. Inset spotlights. Tiled flooring. Door through to hallway with further tiled flooring and inset spotlights. Doors to:

Downstairs W/C

Low level W/C. Wash hand basin. Fully tiled walls. Tiled flooring. Double glazed window to side.

Lounge

11'10" x 10'6"

Laminate flooring. Double glazed window to front. Radiator. Arch through to:

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Dining Room

12'6" x 11'10"

Gas fire with feature surround. Laminate flooring. Double glazed patio doors to rear.

Conservatory

10'7" x 8'10"

Double glazed window panels with double glazed French doors to rear. Storage cupboard. Laminate flooring. Radiator.

Kitchen

13'0" x 7'5"

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink unit and drainer with mixer tap. Integrated electric oven, gas hob, separate grill and extractor hood over. Integrated fridge. Integrated dishwasher. Localised wall tiling. Tiled flooring. Cupboard housing wall-mounted boiler. Inset spotlights. Double glazed door to side. Double glazed window to rear. Radiator.

Landing

Loft access. Inset spotlights. Double glazed window to side. Doors to:

Bedroom One

12'6" x 9'6"

Built-in wardrobe and drawers. Double glazed window to rear. Radiator.

Bedroom Two

10'6" x 8'6"

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

Bedroom Three

9'2" x 7'6"

Laminate flooring. Double glazed window to rear. Radiator.

Bathroom

Low level W/C. Wash hand basin set in vanity unit. Panel enclosed bath with shower attachment over. Fully tiled walls. Tiled flooring. Double glazed window to front. Radiator.

Outside

Gravelled garden to front with driveway leading to a single integral garage. Paved patio area and gravelled garden to good sized rear garden.

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.

