Town & Country

Estate & Letting Agents

Grange Avenue, Wrexham

Offers Over £180,000

Located at the head of a quiet cul-de-sac with convenient access to Wrexham city centre, local road networks, and a range of everyday amenities, this well-presented three-bedroom semi-detached property offers spacious and modern accommodation throughout. Benefiting from UPVC double glazing and gas central heating, the property briefly comprises an entrance hall with cloakroom WC, kitchen, dining room, and living room to the ground floor, while the first floor offers three bedrooms and a contemporary shower room. Externally, the property enjoys ample off-road parking, a substantial outbuilding, and low-maintenance rear gardens ideal for entertaining.

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DESCRIPTION

A well-presented three-bedroom semi-detached home positioned at the head of a cul-de-sac, offering modern interiors, ample parking, landscaped low-maintenance gardens, and a versatile outbuilding close to Wrexham city centre.

LOCATION

Grange Avenue is conveniently situated within easy reach of Wrexham city centre and offers excellent access to a wide range of local amenities, including shops, supermarkets, schools, and leisure facilities. The property is also well placed for commuting, with straightforward access to the A483 and wider motorway networks connecting Chester, Oswestry, and the North West. Positioned within a quiet residential cul-de-sac, the location combines convenience with a peaceful family-friendly setting.

ENTRANCE HALL

9'8" x 7'0"

Entered via an opaque composite double-glazed front door opening onto wood-effect laminate flooring. Radiator, staircase rising to the first-floor accommodation, front elevation window, and doors leading to the cloakroom WC, dining room, and kitchen.

DINING ROOM

11'6" x 10'0"

With front elevation window, radiator below, and open access through to the living room.

LIVING ROOM

12'0" x 11'6"

Featuring a bioethanol fireplace with wooden beam mantel above, radiator, and UPVC double-glazed French doors opening onto the rear garden.

KITCHEN

12'6" x 7'0"

Fitted with a range of wall, base, and drawer units complemented by wooden work surfaces incorporating a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashback. Space for a cooker with extractor hood above, along with plumbing for a washing machine and dishwasher. Ceramic tiled flooring, radiator, wall-mounted Worcester gas combination boiler, windows to the side and rear elevations, and opaque UPVC double-glazed side access door.

FIRST FLOOR LANDING

7'2" x 6'0"

With side elevation window, loft access via retractable folding ladder, and doors leading to all three bedrooms and the shower room.

BEDROOM ONE

11'3" x 10'5"

With rear elevation window, built-in corner storage cupboard, and radiator.

BEDROOM TWO

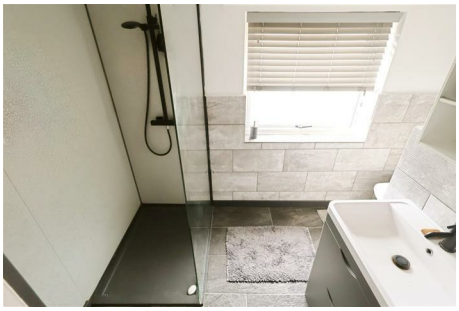
9'6" x 10'2"

With front elevation window and radiator.

BEDROOM THREE

9'1" x 7'1"

With rear elevation window and radiator.



SHOWER ROOM

7'7" x 9'7" max

An L-shaped modern shower room fitted with an oversized shower enclosure featuring a dual-head thermostatic shower with black fittings and complementary screen. Also comprising a dual flush WC and matching vanity unit with wash hand basin and black mixer tap. Ceramic tiled flooring, partially tiled walls, anthracite heated towel rail, extractor fan, and opaque front elevation window.

SIDE & REAR GARDENS

Double timber gates open onto a lawned side garden with a timber gate leading through to the rear. The rear garden has been designed for low maintenance and is predominantly paved and gravelled, featuring a pond, outside lighting and power supply, external water tap, and a covered seating area measuring approximately 11'0" x 9'2", currently utilised as a hot tub area with UPVC-panelled ceiling and recessed downlights.

OUTBUILDING

18'3" x 11'0"

Accessed via UPVC double-glazed French doors, this substantial outbuilding features laminate flooring, power and lighting, side window overlooking the covered seating area, and a bioethanol fireplace, making it ideal for use as a home office, gym, bar, or entertaining space.

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.

Tenure - Freehold

Council Tax Band - C

Viewings (Wrexham)

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

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.

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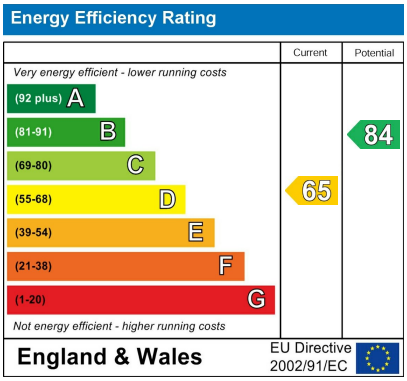

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