# Town & Country

Estate & Letting Agents

## Beech Avenue, Gresford, Wrexham £240,000









Situated within this highly desirable village and occupying a quiet cul-de-sac position, this three-bedroom semi-detached property benefits from uPVC double glazing, gas central heating, and is offered for sale with no onward chain. The accommodation comprises an entrance hall, cloakroom/WC, living room, dining room, and a kitchen fitted with a range of wall, base, and drawer units together with a variety of integrated appliances. To the first floor, the landing provides access to three well-proportioned bedrooms and a modern white three-piece bathroom suite. Externally, a gated entrance opens onto a paved pathway leading through the paved and gravelled front garden to the front door, with gated side access to the rear garden. The rear garden is a particular feature of the property, being generously sized and enjoying a sunny south-facing aspect. Predominantly laid to lawn and complemented by a variety of established plants and trees, the garden is enclosed by hedging and fencing and includes a good-sized patio area, brick outbuilding, timber shed, and a uPVC-framed utility room. The garden also provides access to the garage, which can be approached by vehicle from the rear of the property.

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## DESCRIPTION

This three-bedroom semi-detached property is situated within a cul-de-sac location and is offered for sale with no onward chain. The property benefits from uPVC double glazing and gas central heating. The ground floor accommodation comprises an entrance hall, cloakroom/WC, living room, dining room, and fitted kitchen with a range of wall and base units and integrated appliances. To the first floor are three bedrooms and a family bathroom fitted with a three-piece suite. Externally, the property has a paved and gravelled front garden with gated access. To the rear is an enclosed south-facing garden incorporating a patio area, lawn, established planting, a brick outbuilding, timber shed, and an external utility room. The property also benefits from a detached garage accessed from the rear. The property is located within a village setting and provides accommodation suitable for a range of purchasers.



## LOCATION

Beech Avenue is a residential road located within the village of Gresford, approximately four miles north of Wrexham city centre. The village provides a range of local amenities, including shops, schools, and community facilities, together with road links to Wrexham, Chester, and the surrounding areas. Public transport services are available within the village, and the nearby A483 provides access to the wider regional road network.

## ENTRANCE HALL

The property is entered via an opaque uPVC double-glazed front door, opening into the entrance hall with woodgrain-effect ceramic tiled flooring, a radiator, and an opaque window to the front elevation. Stairs rise to the first-floor accommodation with a useful understairs cupboard. A glazed door opens into the inner hallway.

## INNER HALLWAY

Having ceramic tiled flooring, glazed doors opening to the dining room and living room, and an open walkway leading to the kitchen. There is also a door opening to the cloakroom/WC and a uPVC double-glazed door providing access to the side hallway.



## CLOAKROOM W/C

3'6" x 2'4"

Fitted with a ceramic tiled floor, an opaque window to the side elevation, a dual-flush low-level WC, and a vanity unit incorporating a wash hand basin with mixer tap and tiled splashback.



## LIVING ROOM

12'8" x 12'2"

Featuring woodgrain-effect ceramic tiled flooring, a living flame gas fire with a marble hearth, and a window overlooking the rear garden with a radiator beneath.



## DINING ROOM

12'2" x 9'0"

With a wall-mounted gas fire, a window to the front elevation, and a radiator beneath.



## KITCHEN

9'8" x 7'0"

The kitchen is fitted with a range of cream woodgrain-effect wall, base, and drawer units complemented by stainless steel handles and granite-effect work surfaces. These incorporate a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include an electric oven, gas hob with stainless steel extractor hood above, dishwasher, and fridge/freezer. The floor is ceramic tiled, the walls are partially tiled, and there is a chrome heated towel rail. A window overlooks the rear garden, and there is an integrated extractor fan.





## FIRST FLOOR LANDING

7'2" x 5'6"

Having a radiator, a window to the side elevation, and doors leading to all three bedrooms and the bathroom.

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## BEDROOM ONE

12'0" x 9'5"

Fitted with a range of wardrobes with overhead storage cupboards running the full length of one wall. There is a window to the rear elevation with a radiator beneath.



## BEDROOM TWO

10'0" x 9'5"

Also fitted with a range of wardrobes extending the length of one wall with overhead storage cupboards. A window faces the front elevation with a radiator beneath.



## BEDROOM THREE

9'5" x 7'0"

Having woodgrain-effect laminate flooring, a window to the rear elevation overlooking the garden, and a radiator beneath.



## BATHROOM

6'8" x 7'2"

Appointed with a modern white three-piece suite comprising a panelled bath with mixer tap and handheld shower attachment, together with an electric shower and folding shower screen above. There is also a dual-flush low-level WC and a vanity unit incorporating a wash hand basin with mixer tap. The floor is laid with woodgrain-effect laminate flooring, whilst the walls are partially tiled. Additional features include a chrome heated towel rail and an opaque window to the front elevation.



## EXTERNALLY

To the front, gated access opens onto a paved pathway leading through a paved and gravelled garden towards the front door, above which is a canopy with an external light. To the right-hand side is iron-gated access to the rear garden. A real feature of the property is the generously sized rear garden, which enjoys a south-facing orientation. The garden benefits from a lovely paved patio area and a slightly raised lawn with established plants and trees, enclosed by conifer hedging and fencing. There is also an external light and water supply, together with a timber shed, brick outbuilding, rear pedestrian gated access, and access to the detached garage.





## CONSERVATORY/UTILITY

7'6" x 5'4"

Having power and lighting, a ceramic tiled floor, and space and plumbing for a washing machine. Constructed with a uPVC double-glazed frame and incorporating patio doors for access.

## GARAGE

17'3" x 8'10"

A prefabricated garage accessed by vehicle from the rear of the property. It benefits from power and lighting, a single-glazed window to the rear elevation, and a timber side access door. The garage is owned by the vendors; however, they pay a ground rent of approximately £65 per annum for the plot on which it stands.

## 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)

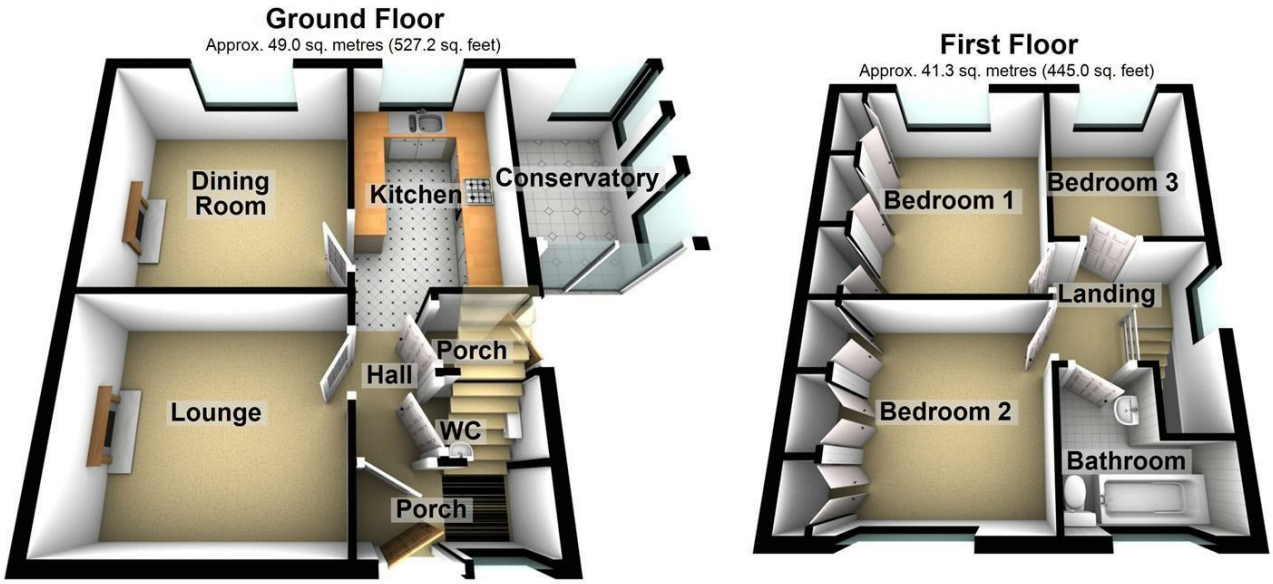
If you would like to make an offer, please contact a member of our team who will assist you further.

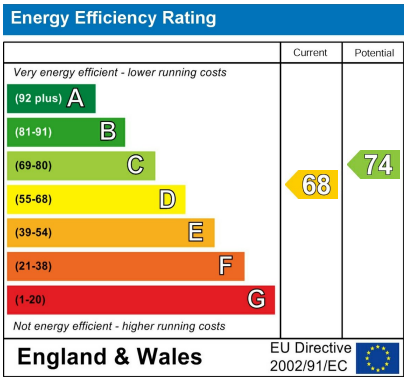
## Viewings (Wrexham)

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

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