



## Aston Grove, Wrexham LL12 7DF Offers In The Region Of £235,000

A brilliant opportunity to purchase a stunning three bedroom mid terrace property situated in a popular residential location with easy access to Wrexham City Centre. The spacious internal accommodation comprises an entrance hall, double aspect living room, a modern kitchen/dining space, sun room, utility and downstairs wc. To the first floor are three well proportioned bedrooms and a generous bathroom. Externally the property enjoys off road parking on a front drive and a well maintained, enclosed rear garden. VIEWING HIGHLY RECOMMENDED!

- A THREE BEDROOM MID TERRACE HOUSE
- EXTENDED TO THE REAR
- KITCHEN/DINER
- DOWNSTAIRS WC & UTILITY
- ENCLOSED REAR GARDEN
- RENOVATED TO TO A HIGH STANDARD
- LOUNGE
- SUNROOM
- SPACIOUS FAMILY BATHROOM
- OFF ROAD PARKING



## Hallway

Composite front door, tiled floor, doors to kitchen and lounge, stairs to first floor.

## Lounge

4.47 x 3.62 (14'7" x 11'10")

Windows to front and rear, laminate flooring, fireplace recess with lintel over, coving.

## Kitchen/Diner

5.97 x 4.42 max (19'7" x 14'6" max)

Fitted range of wall and base units with complementary worktops, sink drainer, mixer tap, oven, microwave, 5 ring gas hob, spaces for fridge freezer and washing machine, tiled floor, windows to front and rear, door to sun room.

## Sun Room

3.43 x 3.60 (11'3" x 11'9")

Wood effect floor, window to rear, French doors to garden, skylight windows, sliding door to utility.

## Utility

Wall mounted Worcester gas boiler, fitted cupboard, space for tumble dryer with worktop over.

## WC

Wc, sink, wood effect floor, spotlights.

## First floor landing

Carpet, doors to 3 bedrooms and bathroom, attic hatch, window to rear.

## Bedroom One

4.46 x 3.27 max (14'7" x 10'8" max)

Carpet, windows to front and side, fitted wardrobes, storage cupboard.

## Bedroom Two

Carpet, window to rear.

## Bedroom Three

3.65 x 2.59 (11'11" x 8'5")

Carpet, window to front, fitted wardrobe and drawers, and overhead cupboards.

## Bathroom

3.91 x 1.69 (12'9" x 5'6")

Bath tub with hand hold shower from taps, corner shower enclosure, wc, sink, two windows to rear, tiled walls and floor, spotlights.

## Outside

Pattern concrete front drive.

Rear garden with paving adjacent to house, steps up to further paved area, step up to lawn, path to rear with access gate, timber shed, outdoor power socket and outdoor store.

## Additional Information

Recently re rendered, recently installed windows and doors, the garden has also been landscaped, some fixtures in the house may be negotiable for sale.

## IMPORTANT INFORMATION

\*Key facts interactive report link available in video tour and brochure sections. \*

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight



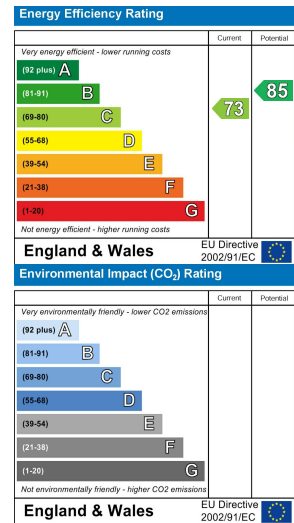
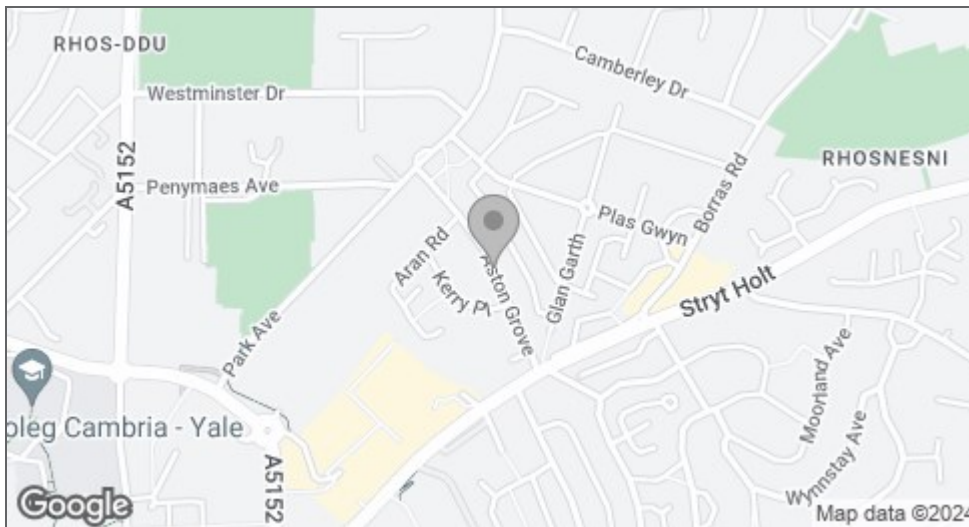
of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











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