



Herbert Jennings Avenue, Wrexham LL12 7YG

£179,950

Welcome to this charming end terrace house located on Herbert Jennings Avenue in Wrexham. This property boasts 2 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is plenty of room for the whole family to unwind and rest comfortably. The house features a shower room, ensuring convenience for all residents. The layout of this property is perfect for those seeking a cosy yet spacious home in a sought after neighbourhood.

Situated in Wrexham, this house benefits from a friendly community atmosphere while still being close to local amenities and transport links. Whether you enjoy a leisurely stroll in the nearby parks or prefer shopping in the city centre, this location offers the best of both worlds. Don't miss the opportunity to make this delightful house your new home. Contact us today to arrange a viewing.

- END OF TERRACE HOUSE
- TWO RECEPTION ROOMS
- SHOWER ROOM
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- KITCHEN
- ENCLOSED REAR GARDEN WITH OUTDOOR STORES
- GAS CENTRAL HEATING



Hallway

Upvc front door, wood effect floor, doors to lounge and kitchen.

Kitchen

2.86 x 2.88 (9'4" x 9'5")

Range of wall and base units, complementary worktops, stainless sink drainer, mixer tap, space for cooker and washing machine, wall mounted gas boiler, external door to rear, wood effect floor, open plan to kitchen.

Dining Room

3.32 x 2.96 (10'10" x 9'8")

Carpet, patio doors to rear garden, door to lounge, open plan to kitchen.

Lounge

4.42 x 3.30 (14'6" x 10'9")

Window to front, gas fire with complementary surround, ceiling fan.

First floor Landing

Carpet, doors to three bedrooms and bathroom.

Bedroom One

3.51 x 3.44 (11'6" x 11'3")

Carpet, window to front.

Bedroom Two

4.57 x 2.88 (14'11" x 9'5")

Carpet, window to rear, built in storage cupboards.

Bedroom Three

2.83 x 2.52 max (9'3" x 8'3" max)

Carpet, window to front.

Shower Room

1.77 x 1.76 (5'9" x 5'9")

Shower tray with curtain around, electric shower over, wc, sink, window to rear, vinyl flooring.

Outside

Front - Lawn, path to front door and rear access.

Rear garden with patio, lawn, path to rear, three outdoor stores, two timber outdoor stores.

Additional Information

Loft with ladder and boarding...gas central heating...

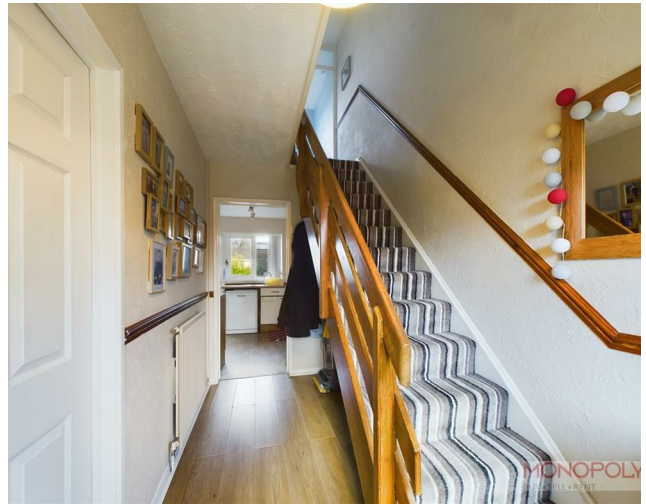
IMPORTANT INFORMATION

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

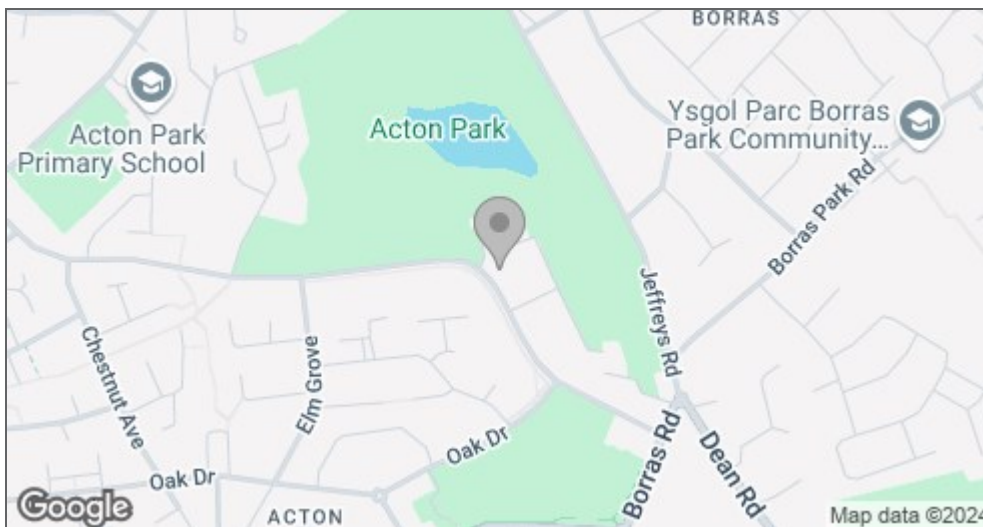
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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