

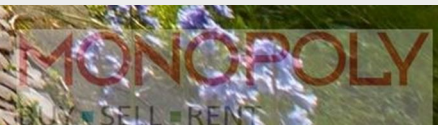


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Wrexham | | LL12 7DF

Offers In Excess Of £200,000

MONOPOLY
BUY ■ SELL ■ RENT



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Wrexham | | LL12 7DF

Welcome to Aston Grove, Wrexham - a charming location that could be the perfect setting for your new home! This delightful end of terrace house boasts 2 reception rooms, providing ample space for entertaining guests or simply relaxing with your loved ones. With 3 comfortable bedrooms, there's plenty of room for the whole family to unwind and make this house their own. The property features a well-maintained bathroom, ensuring your daily routines are both convenient and comfortable. One of the standout features of this home is the parking space available for up to 3 vehicles, making it ideal for those with multiple cars or visitors. Imagine coming home to this lovely property after a long day - the possibilities are endless! Whether you're looking to host gatherings in the spacious reception rooms or simply enjoy the tranquillity of the bedrooms, this house offers a warm and inviting atmosphere for you to create lasting memories. Externally there are attractive and generous gardens to front and rear. Don't miss out on the opportunity to make this house in Aston Grove your own - schedule a viewing today and experience the charm and comfort it has to offer!

- A THREE BEDROOM END OF TERRACE HOUSE
- OPEN PLAN KITCHEN/DINER
- DOUBLE ASPECT LIVING ROOM
- GENEROUS BATHROOM
- ATTRACTIVE REAR GARDEN
- AMPLE OFF ROAD PARKING



Internal Accomodation

Hallway - Carpet, doors to lounge and dining room, stairs to first floor, upvc entrance door.

Kitchen/Diner - Fitted range of wall and base units, complementary worktops, stainless sink drainer, mixer tap, tiled splashback, window to rear, spaces for cooker and washing machine, extractor, tiled floor, understairs cupboard, open plan to dining area with laminate flooring, window to front.

Lounge - Laminate flooring, window to front, French style doors to rear garden, gas fire with complementary surround.

First floor landing - Carpet, doors to three bedrooms and bathroom, window to rear, attic hatch. Fitted storage cupboard.

Bedroom One - Carpet, windows to front and side, over stairs cupboard.

Bedroom Two - Laminate flooring, window to front, fitted wardrobe.

Bedroom Three - Laminate floor, window to rear.

Bathroom - Panel bath, shower cubicle with electric shower over, wc, hand wash basin, tiled walls and floor, window to rear, heated towel rail.

Outside

Concrete front drive with space for 3 cars, lawn to side, mature acer and shrubs, brick wall to front boundary, gate to rear garden.

Rear garden with patio adjacent house, timber deck with planted borders, a beautiful mature wisteria,

further patio seating area with timber garden store, path to rear access gate with lawn to both sides.

Wc - With toilet window to rear and upvc external door.

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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Ground Floor

Approximate total area⁽¹⁾
873.26 ft²
81.13 m²

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Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

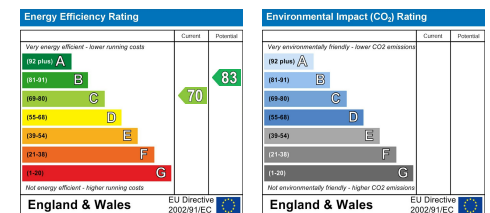
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