



## Rosse Avenue, Wrexham LL14 2TG Offers In Excess Of £230,000

Situated on a generous corner plot with fantastic gardens this is a wonderful opportunity to purchase a 3 bedroom semi-detached property located in the village of Johnstown. This superb property offers a well appointed kitchen/dining room, generous gardens, large Summer house and off road parking leading to a single garage, all of which can only be appreciated on internal inspection. Situated in a cul-de-sac location within a popular residential area in the village of Johnstown which has numerous local amenities close to hand including a primary school, shops, doctors as well as having excellent access to the A483 for commuting. In brief the property comprises of; front porch, hallway, lounge and kitchen/dining room to the ground floor and 3 bedrooms and a bathroom to the first floor.

- A fantastic 3 bedroom semi-detached property
- Generous well maintained gardens
- Large Summerhouse with bar and wood burner
- MUST BE VIEWED TO BE APPRECIATED
- Corner plot
- Well appointed kitchen/dining room
- Popular village location



## Front Porch

With quarry tiled flooring, coat hanging space, door into hallway.

## Hallway

With stairs off to the first floor, wood effect flooring.

## Lounge

4.60m x 3.31m (15'1" x 10'10")

Well presented with a double glazed window to the front, carpeted flooring, wall mounted electric fire.

## Kitchen/Dining Room

5.33m x 2.84m (17'5" x 9'3")

An attractive, well appointed fitted kitchen with a full range of matching wall, drawer and base units, wood effect working surfaces with inset stainless steel sink and drainer with 'pull out' mixer tap overbuilt in electric oven, 4 ring gas hob, extractor fan, part tiled walls, plumbing for a washing machine, 2 double glazed windows, uPVC double glazed stable door to the garden, wood effect flooring, door to a useful storage cupboard.

## First Floor Landing

With carpeted flooring, double glazed window to the side, access to the loft space.

## Bedroom 1

3.76m x 2.87m (12'4" x 9'4")

A good size double bedroom with a double glazed window to the front, carpeted flooring.

## Bedroom 2

3.77m x 2.86m (12'4" x 9'4")

A good size double bedroom with a double glazed window to the rear, carpeted flooring, door to an airing cupboard housing the gas combination boiler

## Bedroom 3

2.72m x 2.36m (8'11" x 7'8")

With a double glazed window to the front, carpeted flooring.

## Bathroom

2.36m x 1.81m (7'8" x 5'11")

The bathroom does require finishing off in regards to the tiling on the walls but is fitted with a modern white suite comprising of a low level w.c, pedestal wash hand basin, bath, tile effect flooring, double glazed window.

## Gardens

A fantastic feature to this property are the generous, well maintained gardens. The property occupies a corner plot with large gardens to the side and rear with well maintained lawns, gravelled and slated areas and an Indian stone patio. There is a gravelled pathway leading to an impressively large timber 'Summer House' which is used as a bar and entertaining area. There is also access to the garage and gated access to the front of the property.

## Front

To the front is a part gravelled and part concrete driveway leading to a single garage.

## Summer House

8.82m x 3.43m (28'11" x 11'3")

A wonderful extra living space fitted with a bar and feature wood burner with slate tiled hearth, 4 windows, double doors and with full mains power so could easily suit being turned into an outside office.

## 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.

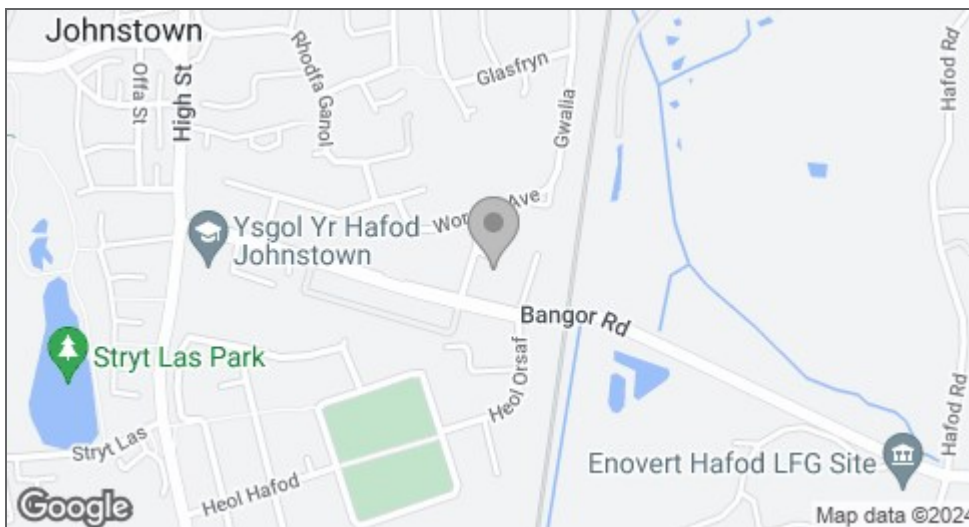












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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