



Grange Avenue, Wrexham LL11 2EF

£895

A fantastic 3 bedroom semi-detached property located in Rhosddu close to Wrexham city centre. This superb property offers well presented living accommodation through out being recently decorated with new carpets, new double glazed windows and benefits from a good size garden with detached single garage and ample off road parking. The property is situated within walking distance of the city centre so has a wealth of amenities close to hand and has excellent access to the A483 for commuting. In brief the property comprises of; hallway, downstairs w.c, kitchen, lounge and dining room to the ground floor and 3 bedrooms and bathroom to the first floor.

- A Fantastic 3 bedroom semi-detached house
- Well presented
- New carpets to the first floor
- Brand new windows and boiler
- Good size rear garden
- Close to Wrexham city centre



Hallway

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

Downstairs W.C

With a low level w.c, wash hand basin, double glazed window.

Lounge

3.82m x 3.65m (12'6" x 11'11")

Well presented with a feature fireplace with inset electric fire and timber surround and mantel, wood effect flooring, double glazed french doors off to the rear garden, opening into the dining room.

Dining Room

3.68m x 3.19m (12'0" x 10'5")

With a double glazed window to the front, wood effect flooring.

Kitchen

3.99m x 2.26m (13'1" x 7'4")

Fitted with a range of matching wall, drawer and base units, working surface with inset sink and drainer, brand new electric oven, 4 ring gas hob with extractor fan over, plumbing for a washing machine, space for a refrigerator and freezer, brand new wall mounted combination boiler, fully tiled walls, tiled flooring, double glazed window to the side.

First Floor Landing

With brand new carpets, double glazed window to the side, access to the loft space.

Bedroom 1

3.83m x 3.65m (12'6" x 11'11")

A good size bedroom with a double glazed window to the rear, brand new carpeted flooring, built in cupboard.

Bedroom 2

3.66m x 3.19m (12'0" x 10'5")

With a double glazed window to the front, brand new carpet flooring.

Bedroom 3

2.29m x 2.77m (7'6" x 9'1")

With a double glazed window to the rear, brand new carpet flooring.

Bathroom

2.87m max x 2.14m (9'4" max x 7'0")

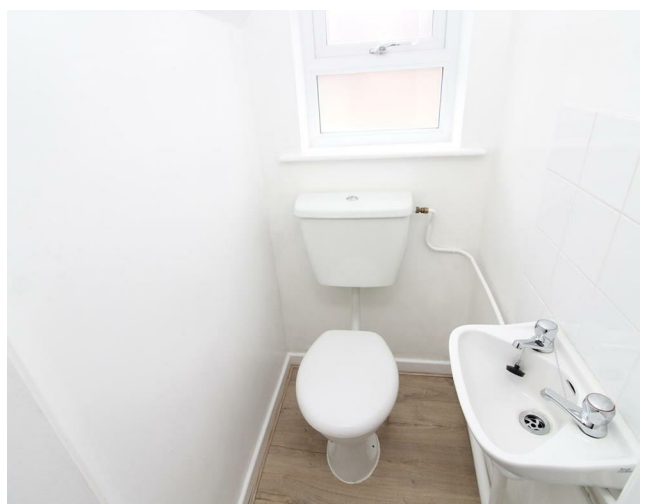
Fitted with a low level w.c with concealed cistern, wash hand basin with vanity unit under, bath with wall mounted shower head over, fully tiled walls, tiled flooring, double glazed window.

Outside

To the rear is a good size garden with a paved patio and lawned garden. There is also access to a single detached garage.

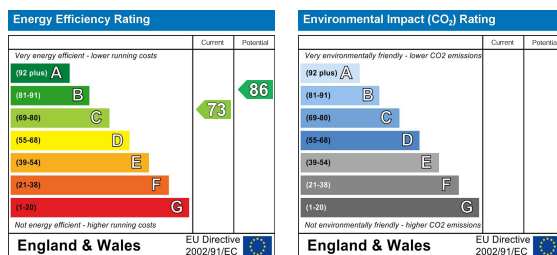
To the front are double cast iron gates opening to a brick paved driveway providing ample off road parking and a gravelled area to the side.











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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

