



Clifton Avenue, Wrexham LL11 5FS

£220,000

Welcome to this fantastic three bedroom, three storey semi-detached house located on Clifton Avenue, Brymbo, Wrexham. This property boasts a warm and inviting atmosphere with a spacious reception room and a kitchen/diner, perfect for entertaining guests or relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. The 2 bathrooms provide convenience and comfort for busy mornings or unwinding after a long day. One of the standout features of this property is the parking space available for up to 3 vehicles, ensuring that you and your guests will never have to worry about finding a place to park. Nestled in a peaceful neighbourhood that enjoys far reaching views, this house offers a tranquil retreat from the hustle and bustle of everyday life. Whether you're enjoying a cup of tea in the lovely garden or taking a stroll around the friendly community, this home provides a sense of serenity and relaxation. Don't miss the opportunity to make this delightful house your new home in Brymbo. Book a viewing today and experience the charm and comfort this property has to offer.

- A THREE BEDROOM, THREE STOREY SEMI DETACHED HOUSE
- DOWNSTAIRS WC
- FAMILY BATHROOM
- ATTRACTIVE ENCLOSED REAR GARDEN
- POPULAR MODERN RESIDENTIAL DEVELOPMENT
- KITCHEN/DINER
- LIVING ROOM WITH FRENCH STYLE DOORS TO GARDEN
- MAIN BEDROOM WITH EN SUITE
- AMPLE OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED!



Entrance Hall

Part glazed entrance door, carpet, stairs to first floor, door to lounge.

Kitchen/Diner

Fitted range of wall and base units, complementary worktops, 4 ring gas hob, stainless sink drainer, mixer tap, single oven, extractor, window to front, tiled floor, spotlights, ideal gas combi boiler, dishwasher, integral washing machine and fridge/freezer.

WC

With toilet, sink, tiled floor.

Living Room

Carpet, French style doors to rear garden.

First floor landing

Carpet, window to front, doors to bedrooms and bathroom, stairs to second floor.

Bedroom Two

Carpet, window to rear.

Bedroom Three

Carpet, window to front.

Bathroom

Panel bath, electric shower over, wc, hand wash basin, tiled splashback, vinyl flooring, extractor.

Second Floor Landing

Door to main bedroom.

Bedroom One

Carpet, two windows to rear elevation, door to storage cupboard, alcove for wardrobe or dressing table, door to en suite, loft access.

En Suite

Window to front, vinyl flooring, shower enclosure, wc, hand wash basin.

Outside

Front path to front door lawn and mature planting to side.

Tarmac drive to side with space for 3 cars, electric vehicle charging point, gate to rear.

Rear garden well stocked with a good array of mature planting, enclosed with fencing, lawn, timber garden store, raised vegetable bed.

IMPORTANT INFORMATION

Annual Ground Rent £269

*Material Information interactive report 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.

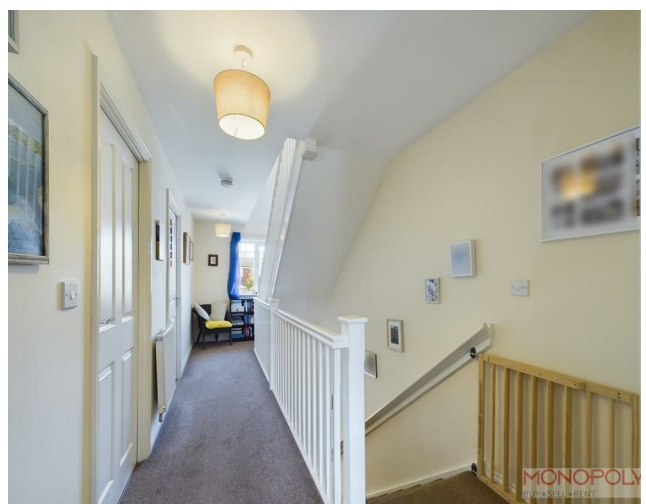
MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

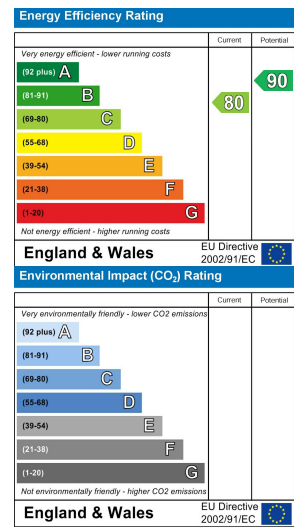
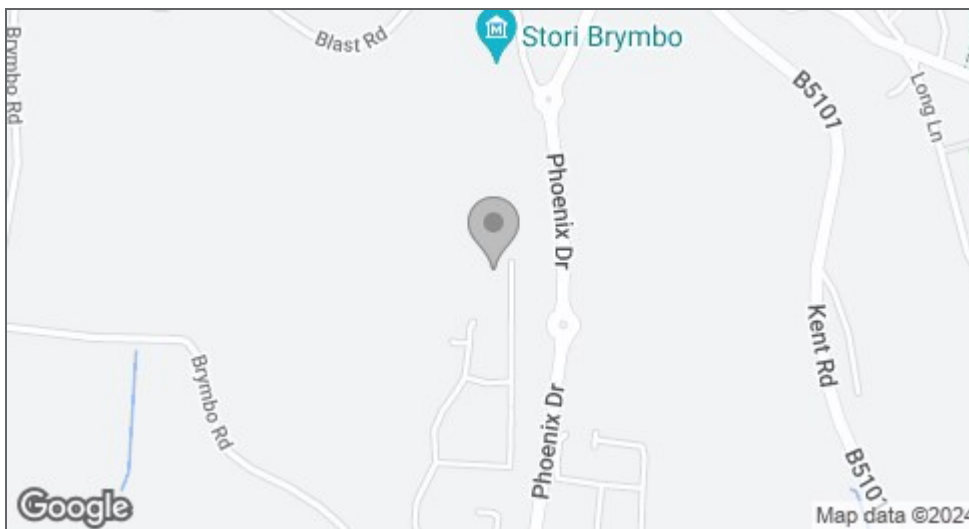
Your home maybe repossessed if you do not keep up repayments on your mortgage











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.

