



Herbert Jennings Avenue, Wrexham LL12 7YA

£220,000

Located on Herbert Jennings Avenue in Wrexham, this end terrace house presents an excellent opportunity for families and first-time buyers alike. The property boasts three spacious reception rooms and a kitchen, providing ample space for both relaxation and entertaining guests. With three comfortable bedrooms, this home is perfect for accommodating a growing family or for those who desire extra space for guests or a home office. A wet room style shower room and separate wc complete the first floor. The surrounding area is known for its friendly community and convenient amenities. Residents will appreciate the proximity to local shops, schools, and parks, making it an ideal location for both leisure and daily living. This property is a wonderful canvas for those looking to add their personal touch, whether through modernisation or decoration. With its appealing features and prime location, this end terrace house on Herbert Jennings Avenue is a must-see for anyone seeking a comfortable and inviting home in Wrexham.

- A THREE BEDROOM END OF TERRACE
- THREE RECEPTION ROOMS
- REAR GARDEN WITH OUTDOOR STORES & WC
- POTENTIAL FOR IMPROVEMENT
- SITUATED OPPOSITE ACTON PARK
- KITCHEN
- WET ROOM STYLE SHOWER ROOM & SEPARATE WC
- NO CHAIN!



Internal Accomodation

Entrance hall - Upvc front door, windows to both sides, carpet, stairs to first floor, doors to lounge and dining room.

Lounge - Laminate flooring, window to front with views toward Acton park, French style doors to sun room.

Dining room - Window to front, tile effect flooring, opening to kitchen, storage cupboard.

Kitchen - Fitted range of wall and base units, complementary worktops, stainless sink drainer, mixer tap, single oven, electric hob, extractor, window to rear, door to sun room.

Sun Room - Tiled roof, windows to rear and side, external door to side.

First floor landing - Carpet, doors to bedrooms, wc and shower room.

Bedroom One carpet fitted wardrobes and bedroom furniture window to front with a pleasant outlook

Bedroom Two - Carpet, built in storage cupboard, fitted wardrobes, window to front with parkland views.

Bedroom Three - Carpet, window to rear, fitted wardrobes and overhead cupboards.

Wc - with toilet, tiled floor, part tiled walls, window to rear.

Shower room - Wet room style shower room with electric shower, non slip vinyl floor, tiled walls, window to rear, extractor.

Outside

Front garden with path to front door, lawn to side.

Rear garden with concrete hardstanding adjacent house, patio area, path to rear, gravel area, raised planted beds, mature shrubs, outdoor loo and two outdoor stores, gate to front and rear access.

IMPORTANT INFORMATION

*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



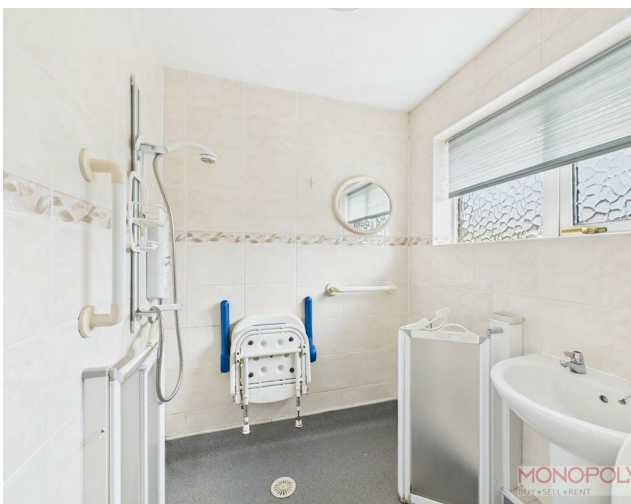
Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

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

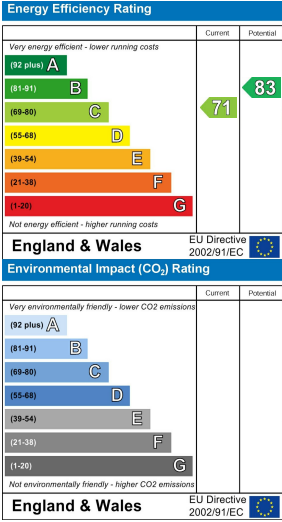
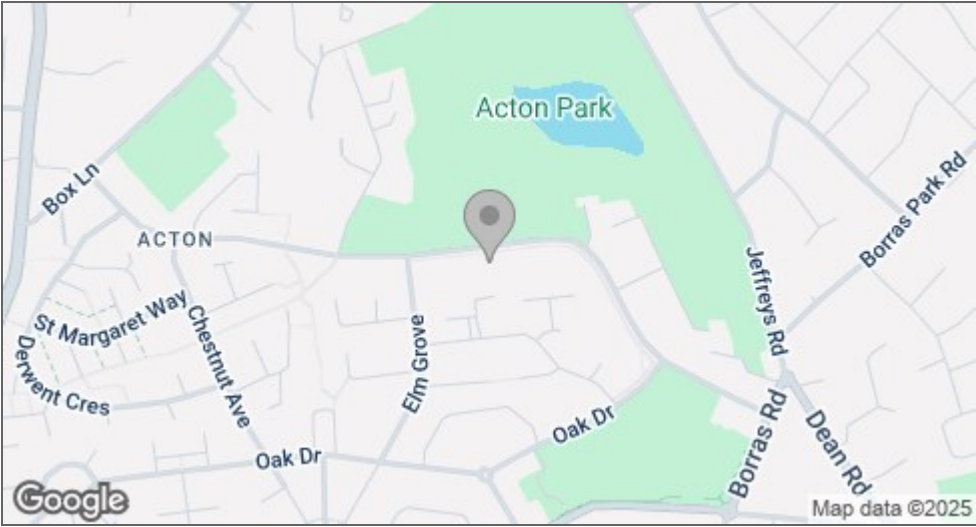
Your home maybe repossessed if you do not keep up repayments on your mortgage











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