



Worsley Avenue, Johnstown LL14 2TD

£225,000

Located in the popular area of Worsley Avenue, Johnstown, this three bedroom semi detached home offers a great family home for expanding families wanting a modern home located in a convenient area.

Internally, the property has the wow-factor right as you step through the door. The entrance hallway features modern panelling and storage, an ideal space to welcome people into the home. The lounge offers ample space for entertainment and flows seamlessly into a bright dining area, perfect for eating with the family. The kitchen offers a great space for cooking enthusiasts and also features a useful utility room. Upstairs, the property boasts three great sized bedrooms and has a conveniently located three-piece bathroom. Outside, the property features ample parking space for around 5 vehicles, in addition to a garage. The rear garden features patio area and a large lawned area. Worsley Avenue is a popular residential area in Johnstown. The village offers a range of local amenities including shops, eateries, playgrounds and schools. The area benefits from being a short distance from the A483 providing links to Wrexham, Chester and further afield. Don't miss the opportunity to make this lovely property your next home.

- THREE BEDROOM SEMI-DETACHED HOME
- CONTEMPORARY LOUNGE
- KITCHEN & UTILITY
- FAMILY BATHROOM
- DRIVEWAY AND GARAGE
- BRIGHT AND SPACIOUS DINING ROOM
- POPULAR NANT PARK AREA OF JOHNSTOWN
- GENEROUS GARDEN WITH PATIO AND LAWN



Entrance Hallway

A welcoming entrance hallway with entrance door, radiator, useful under the stairs storage cupboard, door into lounge, laminate flooring. Finished with paneled wall design.

Lounge

A cozy lounge with bay window, carpet flooring, recessed wall for TV, modern wood panel, radiator. Opening into dining area.

Dining Room

A bright dining area with uPVC French doors to the rear, modern vertical radiator, vinyl wood effect flooring, opening to kitchen.

Kitchen

Featuring a range of navy blue wall, drawer and base units with complementary marble effect work surface over housing 1.5 stainless steel sink unit, oven with 4 ring gas hob and extractor, tiled flooring, window to rear, door to utility.

Utility

Useful utility room accessed via the kitchen with tiled flooring, plumbing for washing machine, space for fridge/freezer, triple aspect windows, door to rear garden.

First Floor Landing

An ample sized landing with window to side, access to the loft, doors off to bedrooms and bathroom, carpet flooring.

Bedroom One

UPVC Double glazed window to the front elevation, carpet flooring, cupboard housing boiler, radiator.

Bedroom Two

UPVC Double glazed window to the rear, radiator, carpet flooring. Featuring fully paneled wall design.

Bedroom Three

UPVC Double glazed window to the front, wood flooring, radiator.

Bathroom

Three piece suite housing low level w.c, sink set in a vanity unit with mixer tap over, L-shaped bath with shower over, tiled flooring and walls, radiator, window to rear.

Outside

To the front, the property benefits from a great sized tarmac drive accommodating up to five vehicles. There is also a stoned front garden area for easy maintenance, or alternatively as another parking spot. The tarmac driveway follow around the side of the house, which leads to the garage.

To the rear, the garden offers a generous space with a tarmac area leading on from the French doors, a patio area, and a generous lawn area. The property benefits from not being overlooked from the rear, offering great privacy.

Garage

Brick built garage with electric roll up door and side door.

IMPORTANT INFORMATION

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



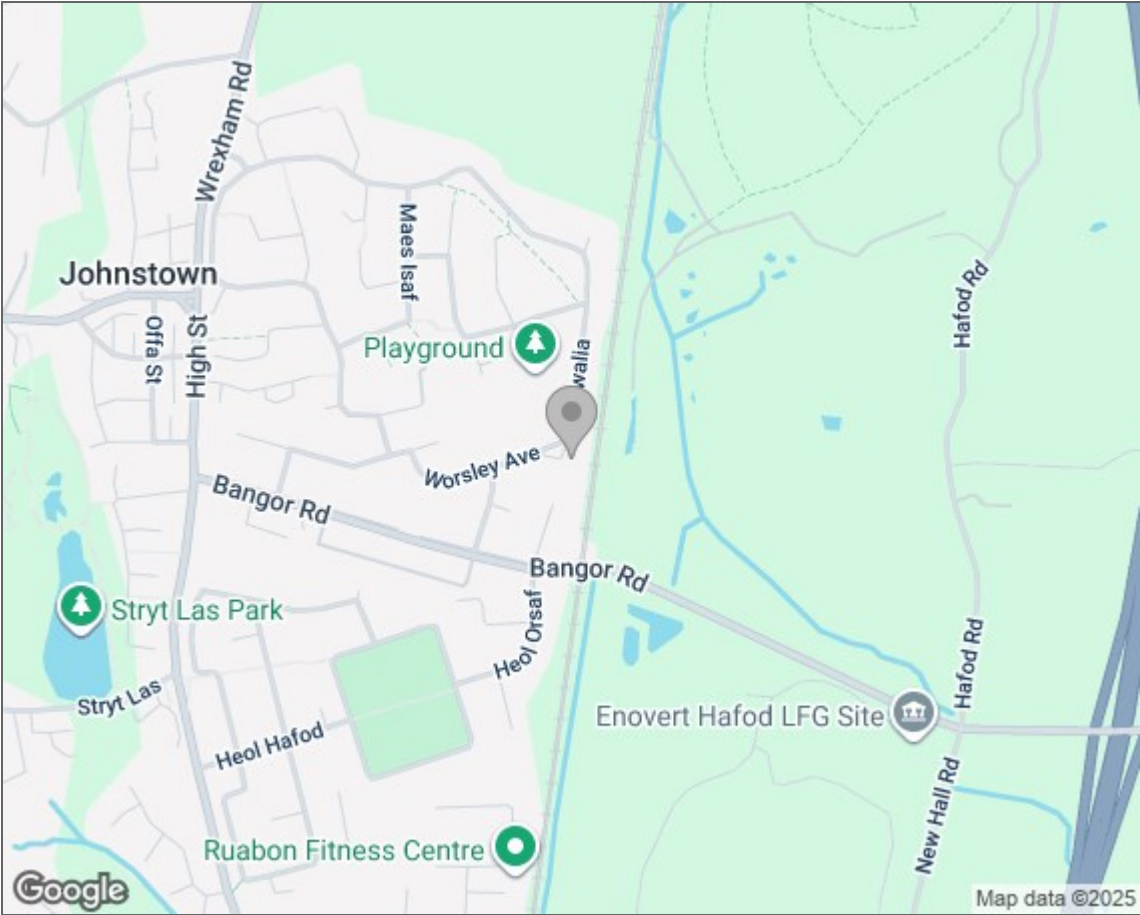
every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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