



Stancliffe Avenue, Wrexham LL12 8LW

£450,000

A spacious 4 bedroom detached property located in the popular village of Marford. This superb property offers 2 reception rooms, 4 bedrooms, modern fitted bathroom, well maintained rear garden and benefits from having ample off road parking and single garage to the front. Situated on a desirable residential address within the village of Marford which offers an array of local amenities including shops, good primary school as well as having excellent access to Wrexham, Chester and major road routes for commuting. In brief the property comprises of; hallway, lounge, dining room, kitchen, utility room and downstairs cloakroom to the ground floor and 4 bedrooms and a bathroom to the first floor.

- A spacious 4 bedroom detached family home
- Modern fitted bathroom
- Off road parking and single garage
- NO CHAIN
- 2 Reception rooms
- Well maintained rear garden
- DESIRABLE VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED



Hallway

With attractive wood block flooring, stairs off to the first floor, doors to 2 useful storage cupboards.

Downstairs W.C

Fitted with a low level w.c, wash hand basin with vanity unit under, tiled flooring, window.

Lounge

A spacious lounge with continuation of the attractive wood block flooring, central fireplace with inset living flame gas fire, marble surround and hearth and decorative timber mantel, sliding patio doors off to the rear garden and a double glazed window to the front.

Dining Room

Again with attractive wood block flooring, double glazed window to the rear, door to a storage cupboard, serving hatch into the kitchen.

Kitchen

Fitted with a range of matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, double glazed bay window to the rear, tiled flooring, part tiled walls, door to the utility room.

Utility Room

Fitted with wall units, working surface, plumbing for a washing machine, space for a dryer, refrigerator and freezer, tiled flooring, double glazed window, double glazed door off to the rear garden, door off to the side of the property.

Bedroom 1

A well presented, spacious bedroom with a double glazed window to the rear, carpeted flooring.

Bedroom 2

Again well presented with a double glazed window to the front, carpeted flooring, door to storage in the eaves.

Bedroom 3

With a double glazed window to the rear, 3 sets of built in wardrobes, carpeted flooring.

Bedroom 4

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

Bathroom

Superbly appointed and recently refurbished with a white suite comprising of a low level w.c, pedestal wash hand basin, bath with thermostatic shower over, part tiled walls, wood effect cushioned flooring, double glazed window.

Rear Garden

To the rear is a good size, well maintained rear garden, predominantly hard landscaped with an extensive patio adjacent to the rear of the house and steps leading down to a gravelled area and further steps to a secluded well established area of garden.

Front

To the front is a brick paved stone paved driveway providing off road parking and leading to a single garage with double timber doors. To the side of the driveway is a lawned garden with attractive planted borders.

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



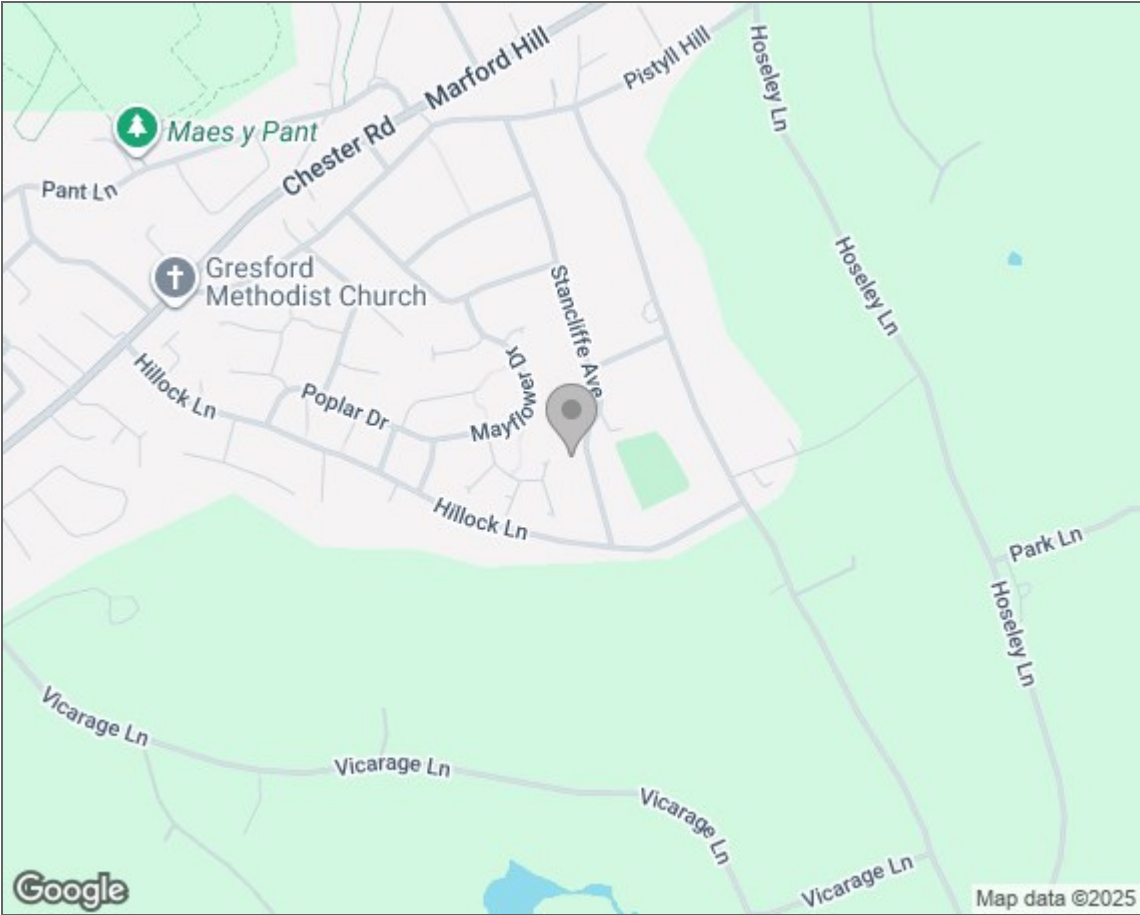
Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every 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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