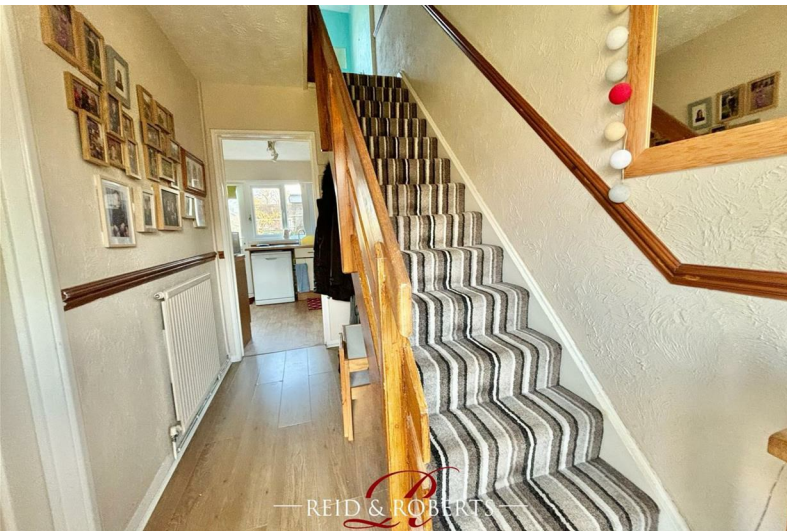




64 Herbert Jennings Avenue

Wrexham, LL12 7YG

£179,950



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Entrance Hallway

The entrance features a UPVC front door with decorative glass, complemented by a wood-effect flooring, with doors that provide access to both the lounge and the kitchen.

Lounge

14'6" x 10'9" (4.42m x 3.30m)

UPVC double-glazed window to the front elevation, feature fire surround with gas fire, ceiling fan, panel radiator, and TV aerial point.

Kitchen

9'4" x 9'5" (2.86 x 2.88)

Featuring a range of wall, drawer, and base units with complementary worktops, an inset stainless steel sink with drainer and mixer tap, space for a cooker, plumbing for a washing machine, and a wall-mounted gas boiler. The room is finished with a wood-effect floor and a door leading to the rear. An archway leading to:

Dining Room

10'10" x 9'8" (3.32m x 2.96m)

UPVC double-glazed patio doors opening to the rear garden, panel radiator, double doors providing access to the lounge, and open-plan layout connecting to the kitchen.

Landing Area

Loft access with pull-down ladders, carpeted flooring, and doors leading to the bedrooms and bathroom.

Bedroom One

3.51 x 3.44

UPVC double glazed window to the front elevation, panel radiator, and fitted carpet.

Bedroom Two

14'11" x 9'5" (4.57m x 2.88m)

UPVC double glazed window to the rear elevation, built-in storage cupboards, panel radiator, and fitted carpet.

Bedroom Three

9'3" x 8'3" (2.83m x 2.52m)

UPVC double glazed window to the front elevation, panel radiator and carpeted flooring.

Shower Room

5'9" x 5'9" (1.77m x 1.76m)

Three piece fitted with a shower tray and curtain, complete with an electric shower overhead. Includes a wash hand basin, low level WC, and panel radiator. A frosted UPVC double-glazed window to the rear and vinyl flooring complete the space

Outside

At the front of the property, you will find landscaped gardens featuring a pathway that leads to the entrance. This pathway also provides access to the side, which leads to the rear gardens. The rear gardens include a patio seating area surrounded by lawned areas and three outdoor storage units and two additional sheds.

EPC Rating.

TBC

Council Tax Band.

TBC

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Tel: 01978 353000

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an

offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Services.

The agents have not tested the appliances listed in the particulars.

Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.



Road Map



Hybrid Map



Terrain Map



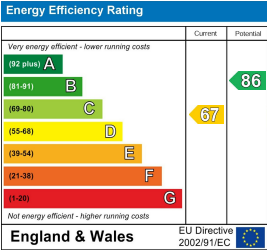
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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