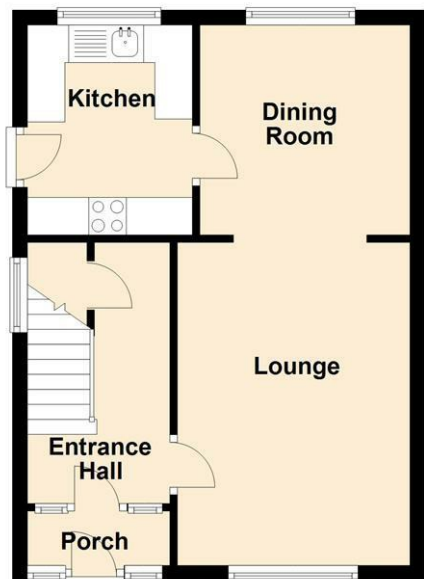
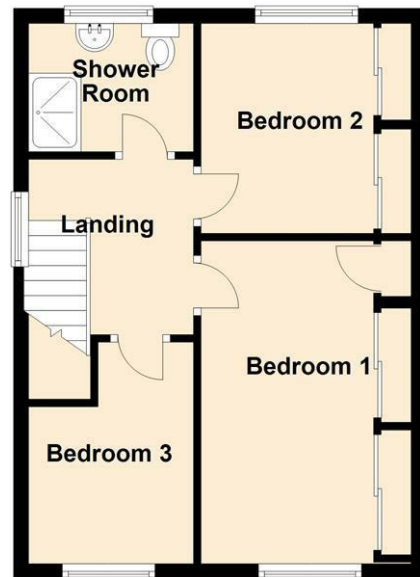


**Ground Floor**  
 Approx. 48.9 sq. metres (526.7 sq. feet)



**First Floor**  
 Approx. 36.7 sq. metres (395.4 sq. feet)



Worsley Avenue, Wrexham, LL14 2TD

Price £175,000



Reference: 19390595

Date: Add text here

**TENURE:** Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

**POSSESSION:** Add text here

**SERVICES:** Add text here

**OUTGOINGS:** Council Tax Band details available from Wrexham County Borough Council

**VIEWING:** Add text here

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Wingetts



## Description

A 3 bedroom semi detached home with garage and gardens located within this established development in the village of Johnstown with its good range of amenities, road links and convenient shops. The accommodation requires a degree of modernisation but has the benefit of gas fired central heating and Upvc double glazing. Briefly comprising an enclosed porch leading to the hall with stairs to 1st floor landing, lounge with gas fire and an open aspect to the dining room. The kitchen adjoins the dining room and is fitted with a range of base and wall cupboards with oven/grill, 4 ring hob and extractor. The 1st floor landing connects the 3 bedrooms, 2 having fitted wardrobes, and a modern shower room. To the outside, a drive provides parking for 3-4 cars and leads to a detached garage with electric up and over door. Front paved garden for low maintenance and an enclosed rear garden with a variety of trees and plants and a paved patio. NO CHAIN. Energy Rating - D (60)

### LOCATION

A mature residential development within the village of Johnstown, approximately 4 miles from Wrexham city centre. Benefitting from excellent road links to the A483 By Pass that links Wrexham, Cheshire and Shropshire that allows for daily commuting to the major commercial and industrial centre's of the region. The nearby villages offer a range of convenience shopping and social amenities with a more wider variety in Wrexham and Chester. There are primary and secondary schools within the catchment together with a frequent public transport service.



### DIRECTIONS

Proceed out of Wrexham along the Mold Road passing the football ground on the right hand side, pass over the first roundabout and at the next roundabout take the first exit onto the A483 bypass, proceed for approximately three miles and take the third exit. At the junction, turn right and proceed into the village of Johnstown for approximately half a mile before taking a right hand turning into Snowdon Drive and then left into Worsley Avenue where the property will be observed on the right hand side.

### ON THE GROUND FLOOR

Upvc part glazed entrance door with arch top window leading to:

### ENCLOSED PORCH

With quarry tiled floor and upvc part glazed door with side window panels opening to:

### HALLWAY

Having staircase to first floor landing with useful storage cupboard below incorporating a upvc double glazed window and central heating timer control, radiator and four panel white woodgrain effect doors off.

### LOUNGE

15'1 x 10'9

Upvc double glazed window to front, radiator, gas fire with tiled hearth and an open aspect to:

### DINING ROOM

9'4 x 9'4

Upvc double glazed window to rear with radiator below and four panel white woodgrain effect door opening to:

### KITCHEN

9'3 x 7'6

Fitted with a range of base and wall units with work surface areas incorporating a four ring electric hob with pull-out extractor hood above and oven/grill below, stainless steel single drainer sink unit, plumbing for washing machine, integrated fridge, fully tiled walls, four drawer unit, upvc double glazed window and upvc part glazed external door.

### ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With gallery over stairwell, upvc double glazed window, ceiling hatch to roof space and four panel white woodgrain effect doors off.

### BEDROOM ONE

12'1 x 9'8

Upvc double glazed window to front, radiator, sliding door fitted wardrobes and airing cupboard housing the hot water cylinder.

### BEDROOM TWO

12'5 x 9'8

Upvc double glazed window to rear, full length fitted wardrobes including shelving and radiator.

### BEDROOM THREE

7'5 x 7'0

Upvc double glazed window to front and radiator.

### SHOWER ROOM

Appointed with a pedestal wash basin, low flush w.c, shower enclosure with electric shower unit, radiator, fully tiled walls and upvc double glazed window.

### OUTSIDE

The property is approached along a private driveway providing parking for 2-3 cars and leading to:

### GARAGE

16'8 x 10'0

Having the convenience of an electric metal up and over door, lighting, power sockets and upvc double glazed window to side.

### GARDENS

The front garden is mainly paved for low maintenance with a low level boundary wall. Access to the rear garden which has a stone paved patio, a variety of plants and trees and is enclosed to provide a safe family environment.

### COUNCIL TAX BAND - C