



37 Nayland Avenue , Gresford, LL12 8YU

A deceptively spacious 4 double bedroom semi detached house with extension to the rear and featuring a lovely garden providing excellent outdoor entertaining space for both children and adults. Located within the sought after village of Gresford with its good range of amenities and frequent bus service to Wrexham and Chester, the accommodation briefly comprises a welcoming hall with useful store cupboard and stairs to 1st floor landing, lounge with an open aspect to the family sized dining room with French doors leading to the rear garden. Kitchen Breakfast/living room appointed with a range of Shaker style base and wall cupboards together with the cosiness of a wood burner. Ground floor bedroom and a bathroom with shower over the bath. The 1st floor landing has 2 storage cupboards and gives access to the 3 double bedrooms. Gas fired central heating via a combi boiler and Upvc double glazing. To the outside, a gravelled drive provides parking for 3 cars alongside a mainly lawned garden. The rear garden enjoys a good degree of privacy, a sunny aspect and includes a timber decked patio area for Alfresco dining, lawned garden and good sized shed. NO CHAIN. Energy Rating - C (70)

Best Offers Around £298,000

37 Nayland Avenue

, Gresford, LL12 8YU



- A deceptively spacious semi detached house
- Lounge, dining room
- Four bedrooms
- NO CHAIN
- Located within the sought after village of Gresford
- Kitchen/breakfast room
- Gravelled driveway
- Welcoming hallway
- Ground bathroom
- Gardens to front and rear

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

LOUNGE

15'6 x 12'6 (4.72m x 3.81m)

DINING ROOM

12'0 x 10'9 (3.66m x 3.28m)

KITCHEN/BREAKFAST ROOM

24'5 x 9'2 (7.44m x 2.79m)

BEDROOM ONE

12'6 x 12'1 (3.81m x 3.68m)

BATHROOM

8'4 x 5'5 (2.54m x 1.65m)

ON THE FIRST FLOOR

LANDING

BEDROOM TWO

12'5 x 9'4 (3.78m x 2.84m)

BEDROOM THREE

9'6 x 9'1 (2.90m x 2.77m)

BEDROOM FOUR

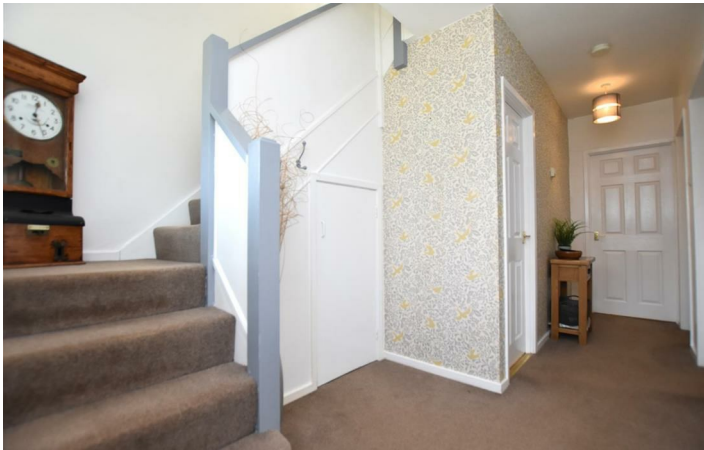
10'0 x 8'9 (3.05m x 2.67m)

OUTSIDE

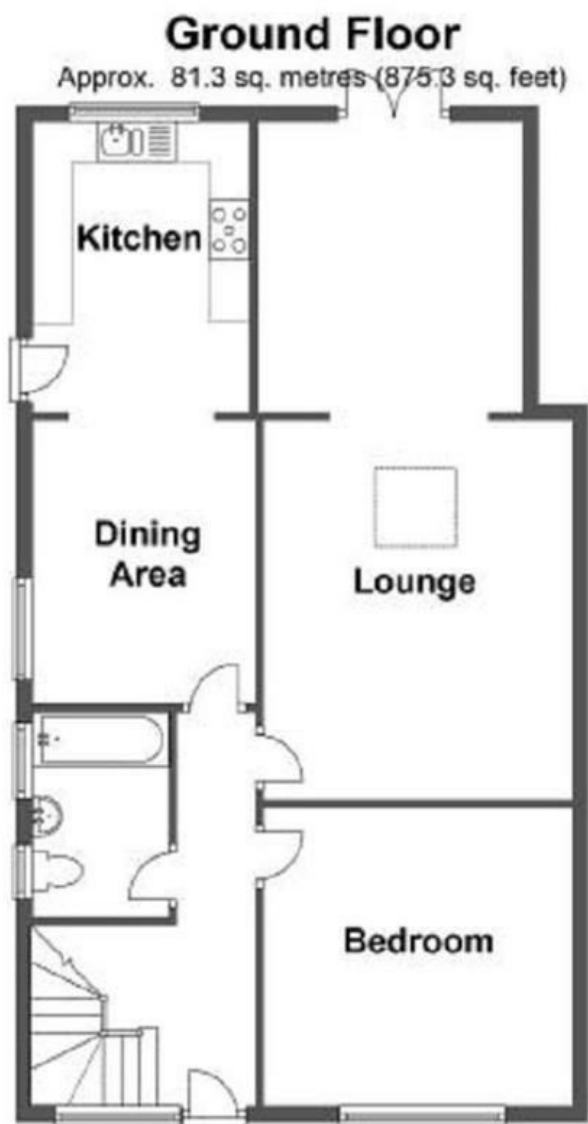
COUNCIL TAX BAND - E



[Directions](#)



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		