

# Wingetts

More than just estate agents



**33 Frances Avenue, Wrexham, LL12 8BL**

**Offers In Excess Of £240,000**

Presented in excellent order following a scheme of modernisation is this 3 bedroom semi detached house with private driveway conveniently located just off Chester Road having a range of amenities, schools and bus service close by. The accommodation has the benefit of a new central heating system, new electrics, new kitchen, new bathroom and new decoration and briefly comprises an open fronted porch, Upvc double glazed door opening to the hall with stairs to 1st floor landing and store cupboard below, lounge overlooking the rear garden and double doors opening to the dining room and a new shaker style fitted kitchen. The 1st floor landing connects the 3 bedrooms and the bathroom. The 2 double bedrooms are well proportioned and the bathroom is newly appointed with a white suite including shower over the bath. Externally, a block paved drive provides parking and guest parking and leads to a timber built garage. The rear garden includes two patio areas and a lawn. NO CHAIN. Energy Rating - E (53)

## LOCATION

Conveniently located on the outskirts of Wrexham City Centre in an established and popular residential area benefiting from a range of shopping facilities and social amenities within walking distance as well as a good catchment area for both primary and secondary schools. There are excellent road links to the A483 bypass which links Wrexham, Chester and Oswestry and therefore provides daily commuting to the major commercial and industrial centres of the region. There is a regular public transport service that operates from the nearby Chester Road and the picturesque Acton Park, centred around a fishing lake is within close proximity.

## DIRECTIONS

From Wrexham proceed along Chester Street into Chester Road for approx. 1 ½ miles passing the Acton Public House on the right. Proceed past the Garden Village shops and descend the hill, take the right into Newbridge Road and then left into Francis Avenue where the property will be observed on the left.

## ON THE GROUND FLOOR

Open fronted porch with upvc part glazed door that opens into the:

### ENTRANCE HALL

Having stairs to first floor landing, radiator, upvc double glazed window to side and useful understairs storage cupboard with upvc double glazed window.

### LOUNGE 13'5" x 10'5" (4.09 x 3.18)

Upvc double glazed window overlooking the rear garden, radiator, double sliding doors open to the:

### DINING ROOM 11'1" x 11'0" (3.38 x 3.35)

Upvc double glazed window to front, recessed shelving within former chimney breast, radiator and internal door into the hallway.

### KITCHEN 15'3 x 5'8 (4.65m x 1.73m)

Appointed with a new stylish range of base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, four ring electric hob with oven/grill below and stainless steel extractor above, new gas combination boiler, radiator, upvc double glazed window overlooking the rear garden, upvc part glazed external door, part tiled walls, tiled flooring and plumbing for washing machine.

## ON THE FIRST FLOOR

Approached via the staircase from the entrance hall to:

### LANDING

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

### BEDROOM ONE 13'3 x 9'2 (4.04m x 2.79m)

Upvc double glazed window overlooking the rear garden and radiator.

### BEDROOM TWO 10'8 x 10'7 (3.25m x 3.23m)

Upvc double glazed window and radiator.

### BEDROOM THREE 7'7 x 6'0 (2.31m x 1.83m)

Upvc double glazed window to front and radiator.

### BATHROOM 7'9 x 7'3 (2.36m x 2.21m)

A new white suite of pedestal wash basin with mixer tap, close coupled w.c, bath with mains thermostatic shower and splash screen, radiator, upvc double glazed window, part tiled walls and extractor fan.

## OUTSIDE

The property is approached along a block paved private driveway providing parking to both front and side which continues to a timber built detached garage/workshop. The rear garden is mainly lawned and includes two patio areas to enjoy the afternoon and evening sunshine.

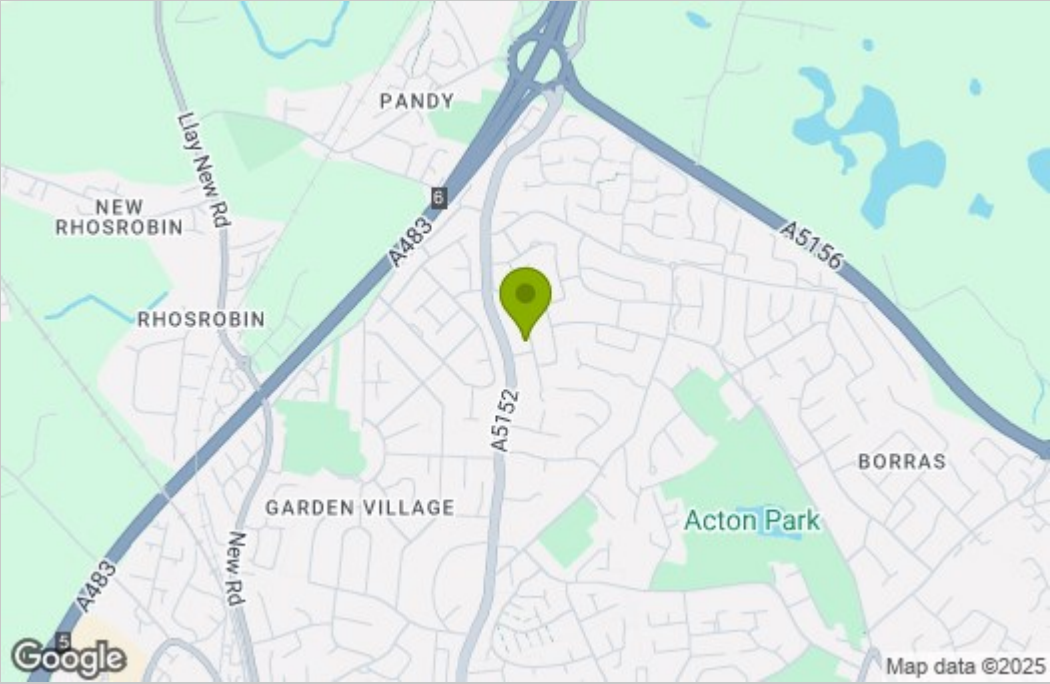




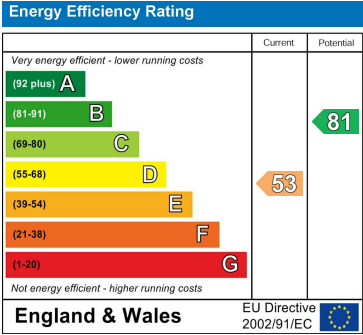
Floor Plan



Area Map



Energy Efficiency Graph



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