



**20A Worsley Avenue, Wrexham, LL14 2TD**

**Offers In Excess Of £255,000**

Situated within established and good sized gardens is this spacious and well presented 3 bedroom detached house with detached garage located in a popular residential development on the fringe of the village of Johnstown which offers a good range of amenities and road links to Wrexham, Chester and Shropshire. The accommodation briefly comprises a welcoming hall with stairs to 1st floor landing, cloaks/w.c., light and airy lounge with an open aspect into the dining room that leads to the rear garden. Fitted kitchen with side porch/utility area off. The 1st floor landing gives access to the 3 bedrooms, all having fitted wardrobes, and a modern shower room. To the outside, a private drive provides ample parking and guest parking and leads to the detached garage. A lawned front garden extends to the side with established flower beds. The rear garden has a sunny aspect, features a patio area with lawn beyond, flower beds and is enclosed to provide a safe family environment. NO CHAIN. Energy Rating - D (64)

## 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 right into Worsley Avenue where the property will be observed on the left hand side.

## ON THE GROUND FLOOR

Upvc part glazed entrance door opens to:

### HALLWAY

With stairs to first floor landing, upvc double glazed window to side, radiator, understairs storage cupboard and six panel doors off.

### CLOAKS/W.C

Appointed with wash basin, low flush w.c, tiled flooring, radiator and upvc double glazed window.

### LOUNGE 15'0 x 11'0 (4.57m x 3.35m)

Upvc double glazed window to front, radiator, electric fire in surround, coving to ceiling and archway through to:

### DINING ROOM 9'6 x 9'3 (2.90m x 2.82m)

French doors open to the rear garden, radiator and coving to ceiling.

### KITCHEN 9'3 x 7'0 (2.82m x 2.13m)

Fitted with a range of base and wall units complimented by work surface areas incorporating a 1 ½ bowl stainless steel sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, part tiled walls, coving to ceiling, tiled flooring and a pull-out extractor fan above a space for slot-in cooker. A part glazed door opens to:

## SIDE ENCLOSED PORCH/UTILITY

Having plumbing for washing machine, upvc double glazed windows, tiled flooring and upvc part glazed external door.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With ceiling hatch to roof space, upvc double glazed window to side and six panel doors off.

### BEDROOM ONE 12'3 x 7'5 (3.73m x 2.26m)

Upvc double glazed window to front, built-in floor to ceiling wardrobes, coving, radiator and storage cupboard housing the Worcester gas combination boiler.

### BEDROOM TWO 12'0 x 7'6 (3.66m x 2.29m)

Upvc double glazed window to rear, radiator and floor to ceiling wardrobe.

### BEDROOM THREE 9'1 x 7'6 (2.77m x 2.29m)

Upvc double glazed window to front, radiator and mirror fronted wardrobes.

### SHOWER ROOM 7'8 x 5'5 (2.34m x 1.65m)

Appointed with a modern white suite of close coupled w.c, pedestal wash basin with mixer tap, shower enclosure, chrome heated towel rail, upvc double glazed window, fully tiled walls and tiled flooring.

## OUTSIDE

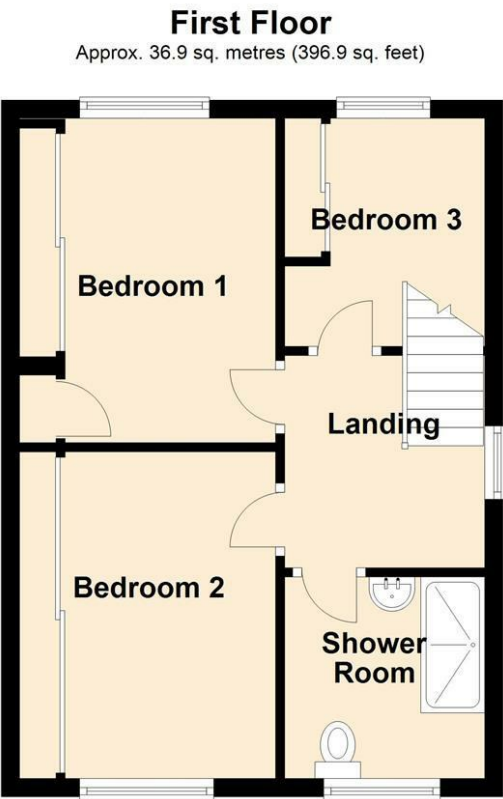
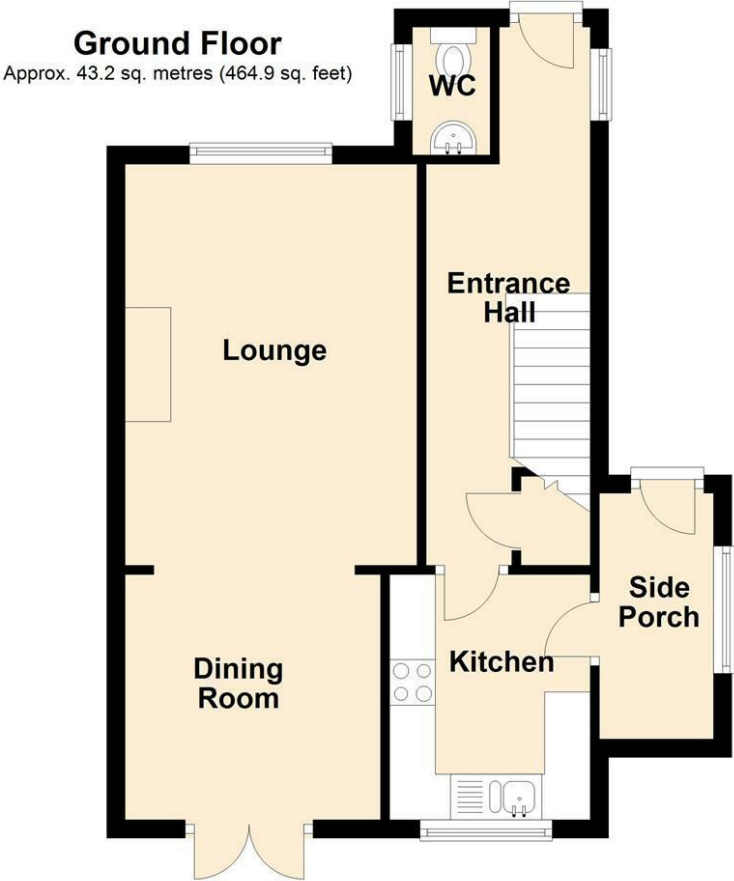
A private driveway provides parking and guest parking and leads to the detached garage detached garage having up and over door. To the front and side of the house are lawned gardens with established flower beds and low level privacy wall. A decorative metal gate opens to the rear garden which provides a pleasant entertaining area that includes a paved patio, further seating area and well stocked flower beds.

## PLEASE NOTE

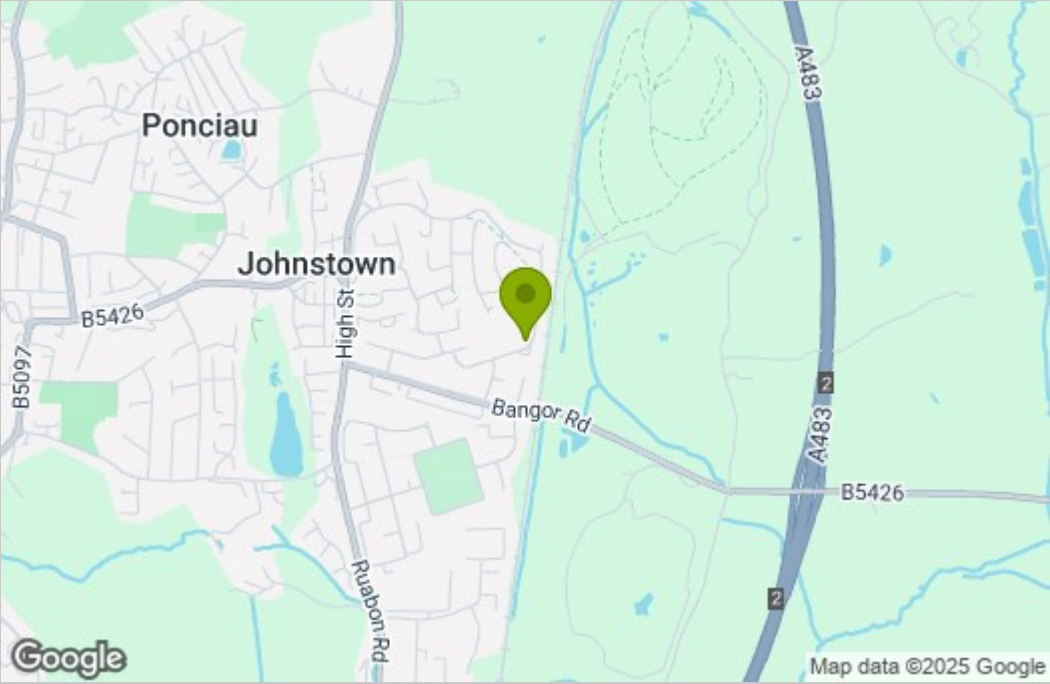
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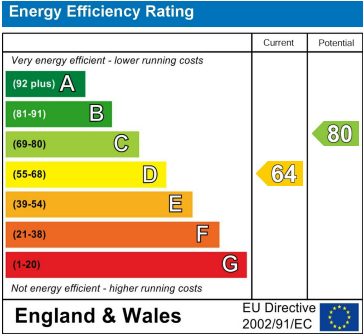
Floor Plan



Area Map



Energy Efficiency Graph



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