



6 East Avenue, Rhosddu, Wrexham, LL11 2EG

Price £190,000

A well presented 3 bedroom semi detached house with double width drive and good sized rear garden conveniently located on the fringe of the city centre with easy access to shops, public transport and road links to Wrexham, Chester and the North West. The accommodation has the benefit of gas fired central heating via a recently installed combi boiler, Upvc double glazing and briefly comprises a canopy porch, hall with staircase to 1st floor landing, lounge, kitchen diner with a range of base and wall cupboards, cloaks/w.c. and side enclosed porch. The 1st floor landing has attractive Oak veneer doors that give access to the 3 well proportioned bedrooms and a bathroom with shower over the bath. To the front of the house is the double width drive alongside a private garden with decorative slate. A gated path leads to the rear garden which is a particular feature with its patio area for outdoor dining, lawn, flower beds and further enclosed garden with bar area. NO CHAIN. Energy Rating - D (67)

LOCATION

Conveniently located within walking distance of the city centre and all its amenities including cafes, restaurants, high street shops, supermarkets and bus and train stations. Schools are local together with good road links to Wrexham, Chester and Mold allowing for daily commuting to the commercial and industrial centres of the region.

DIRECTIONS

From Wrexham City Centre proceed along Rhosddu Road for approximately ½ a mile passing the convenience store on the left and Prices Lane on the right. Shortly after, turn right onto East Avenue and the property will be observed on the left after approx. 300 yards.

ON THE GROUND FLOOR

Canopy porch with upvc part glazed door opening to:

HALLWAY

With stairs to first floor landing, radiator, coat hanging space and six panel white woodgrain effect doors off.

LOUNGE 13'3 x 14'6 (4.04m x 4.42m)

Upvc double glazed window to front, coving to ceiling, electric fire in surround, radiator and six panel white woodgrain effect door opening to:

KITCHEN/DINER 14'7 x 9'1 (4.45m x 2.77m)

Well proportioned with a fitted range of base and wall cupboards complimented by work surface areas incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap, plumbing for washing machine, space for cooker, space for fridge freezer, two upvc double glazed windows overlooking the rear garden, radiator and open ended shelving.

SIDE HALL

With useful understairs storage area and part glazed external door.

CLOAKS/W.C

Low flush w.c, modern Glowworm gas combination boiler and upvc double glazed window.

SIDE ENCLOSED PORCH

Tiled flooring and part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

Featuring oak veneer doors, ceiling hatch to roof space and upvc double glazed window.

BEDROOM ONE 10'6 x 9'5 (3.20m x 2.87m)

Upvc double glazed window to front, radiator and built-in wardrobe to recess.

BEDROOM TWO 11'8 x 8'5 (3.56m x 2.57m)

Upvc double glazed window to rear, radiator and storage cupboard.

BEDROOM THREE 8'9 x 7'6 (2.67m x 2.29m)

Upvc double glazed window to rear and radiator.

BATHROOM 7'5 x 6'7 (2.26m x 2.01m)

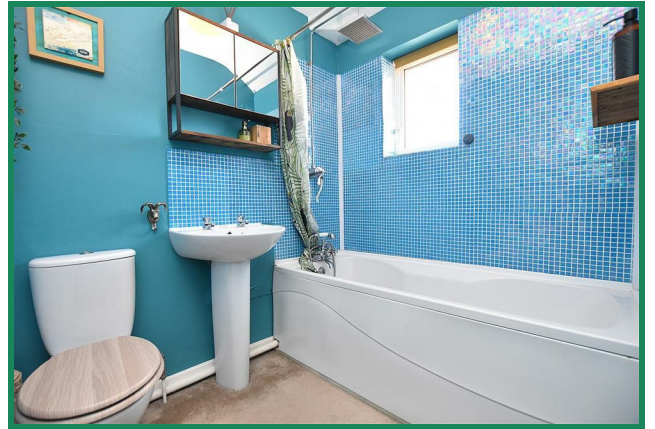
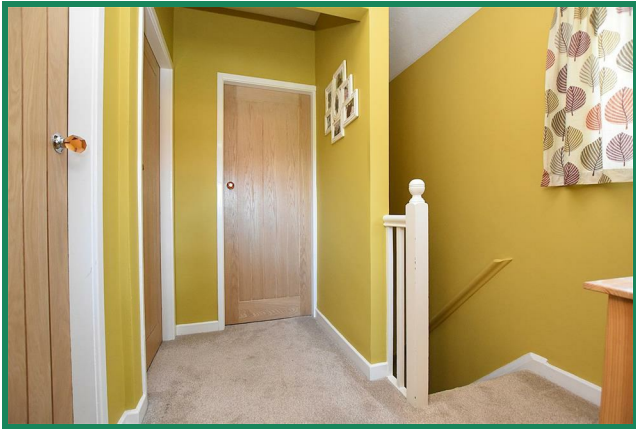
Appointed with a low flush w.c, pedestal wash basin, bath with mains thermostatic shower and Rainforest style shower head, part tiled walls, upvc double glazed window and radiator.

OUTSIDE

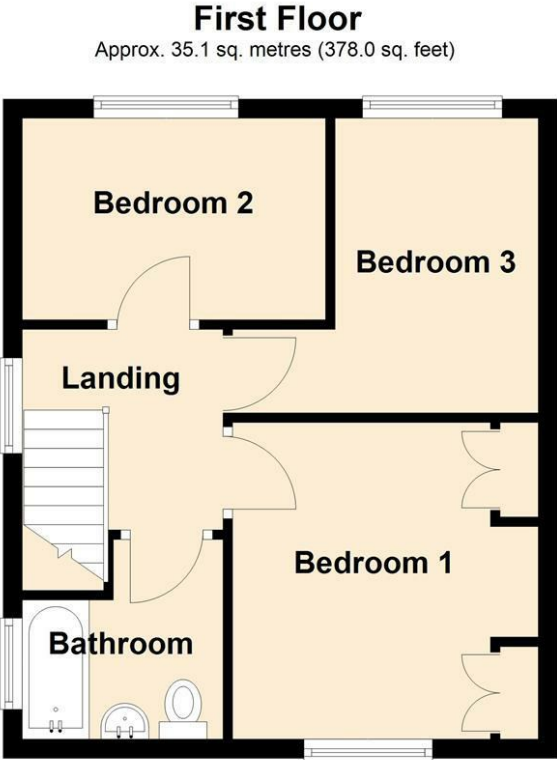
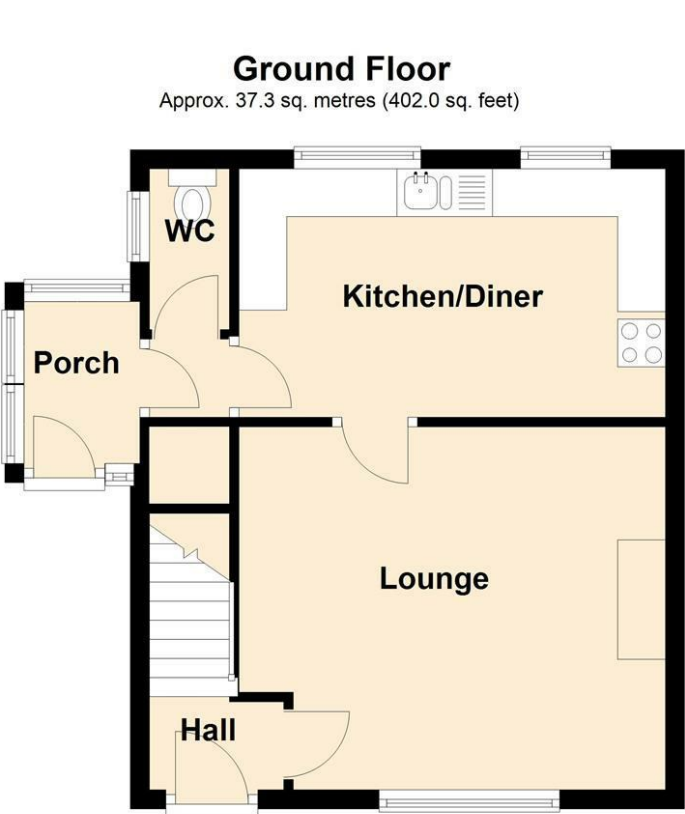
The property has the benefit of a double width private driveway providing parking for two cars alongside a decorative slate front garden with privacy hedging. A gated leads to the side of the property with decorative gravel and store shed. The path opens out to a well established garden providing an excellent outdoor entertaining space to include a paved patio area, lawn, established flowerbeds and a further gated garden beyond with decorative bark.

PLEASE NOTE

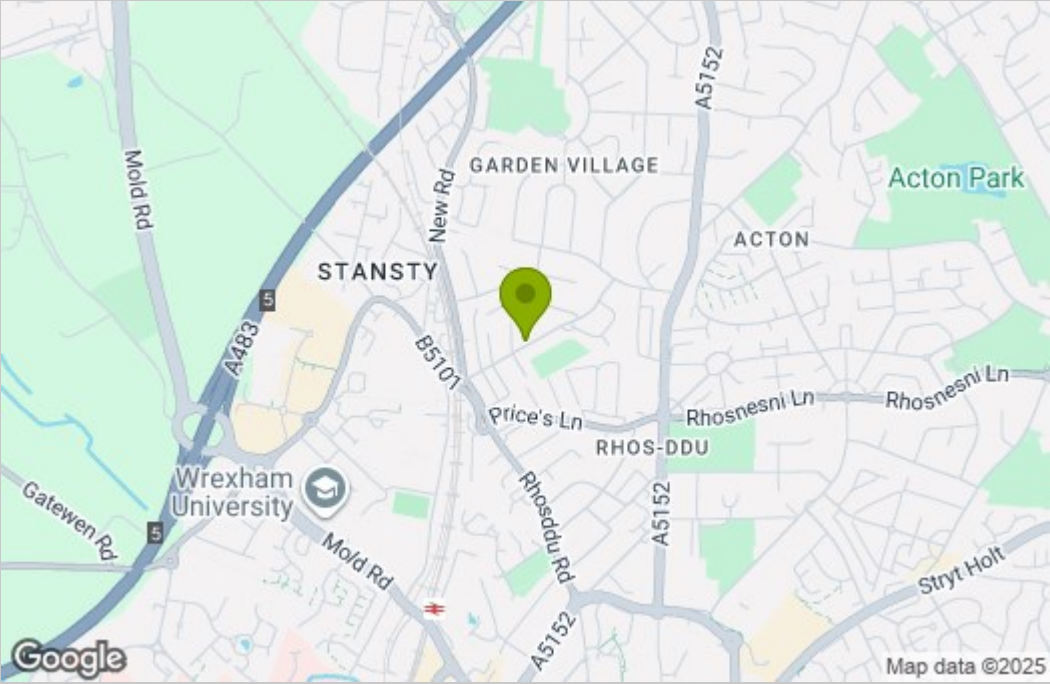
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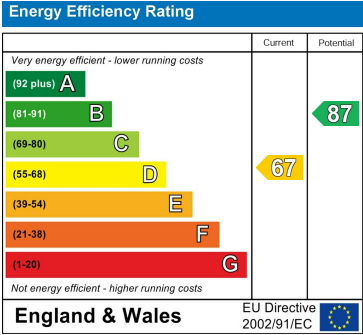
Floor Plan



Area Map



Energy Efficiency Graph



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