

BOWEN

PROPERTY SINCE 1862



Asking Price £235,000

10 Linley Avenue, Johnstown,
Wrexham LL14 2TH

🏠 3 Bedrooms

🚿 1 Bathroom

10 Linley Avenue, Johnstown, Wrexham LL14 2TH



General Remarks

Occupying a generous corner plot extending to 0.13 acres within this small cul-de-sac of similar properties is this traditional three bedroom semi-detached property. Offering plenty of potential to buyers who may wish to extend the existing dwelling (subject to Planning Consent). Ample parking and a very useful detached workshop/garage. Internal accommodation comprises entrance hallway, lounge that opens to dining room/snug and kitchen, three bedrooms on the first floor together with a family bathroom. Viewing recommended.



Accommodation

On The Ground Floor:

Entrance Hallway: Composite external door with frosted double glazed panel to side. Telephone point. Laminate flooring. Radiator. Ceiling spot-lights. Power points.

Lounge: 11' 6" x 11' 5" (3.51m x 3.48m) Fitted carpet. Double glazed window into bay. Power points. Decorative coving. Ceiling spot-lights. Log-effect living flame gas fire with cream marble-effect hearth and inset with a timber surround. Opening to:

Dining Room: 9' 9" x 7' 8" (2.96m x 2.33m) Currently used as a Snug. Fitted carpet. Double glazed window. Radiator. Power points. Decorative coving. Ceiling spot-lights.

Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Kitchen: 8' 5" x 7' 7" (2.57m x 2.31m) Comprising a range of grey wall and base units with a laminate work-top surface. Part tiled walls which are bevel-edged white brick-effect. Single composite sink with draining-board and chrome mixer tap. Wall mounted "Worcester Bosch" gas central heating boiler. Double glazed window. Gas cooker point with extractor hood above. Plumbing for washing machine. Ceiling spot-lights. Space for tall fridge freezer. Radiator. Power points. Part glazed PVCu door to garden. Understairs storage cupboard with power points and electrical consumer unit.

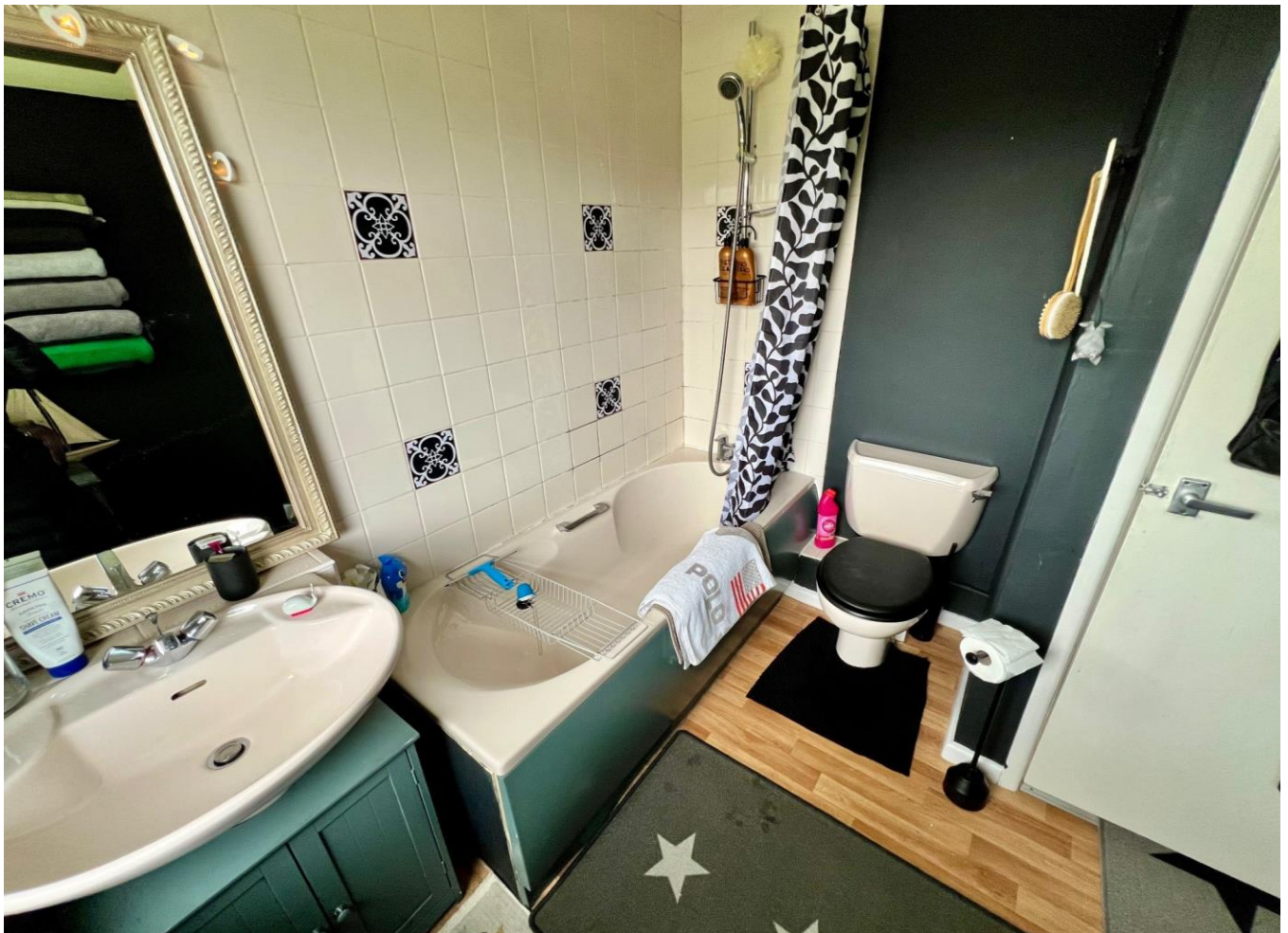
On The First Floor:

Landing: Fitted carpet. Ceiling loft hatch. Double glazed window. Ceiling light fitting.

Bedroom 1: 12' 8" x 10' 0" (3.85m x 3.06m) into bay. Fitted carpet. Double glazed window. Power points. Ceiling light fitting. Range of fitted mirrored wardrobes.

Bedroom 2: 10' 1" x 8' 10" (3.07m x 2.69m) Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting.





Bedroom 3: 7' 7" x 6' 4" (2.30m x 1.93m) maximum. Fitted carpet. Double glazed window. Power points. Ceiling light fitting.

Bathroom: 7' 10" x 7' 5" (2.38m x 2.26m) Comprising a three piece suite to include low level w.c., pedestal wash hand basin and a panelled bath with chrome taps and a shower mixer over. Part tiled walls. Frosted double glazed window. Radiator. Wood-effect vinyl flooring. Flush ceiling light fitting.

Outside: The plot extends to 0.13 acres. There is a large lawned garden with paved Patio immediately set behind the property. Storage Area beneath the property. Gated access to side and to Workshop. Steps lead down to the lawned area. Outdoor tap. Outdoor lighting. A range of fenced and hedged boundaries.

Workshop: 28' 5" x 9' 4" (8.65m x 2.84m) Timber windows, side door and solid wooden entrance doors.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester Bosch" gas-fired boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion.

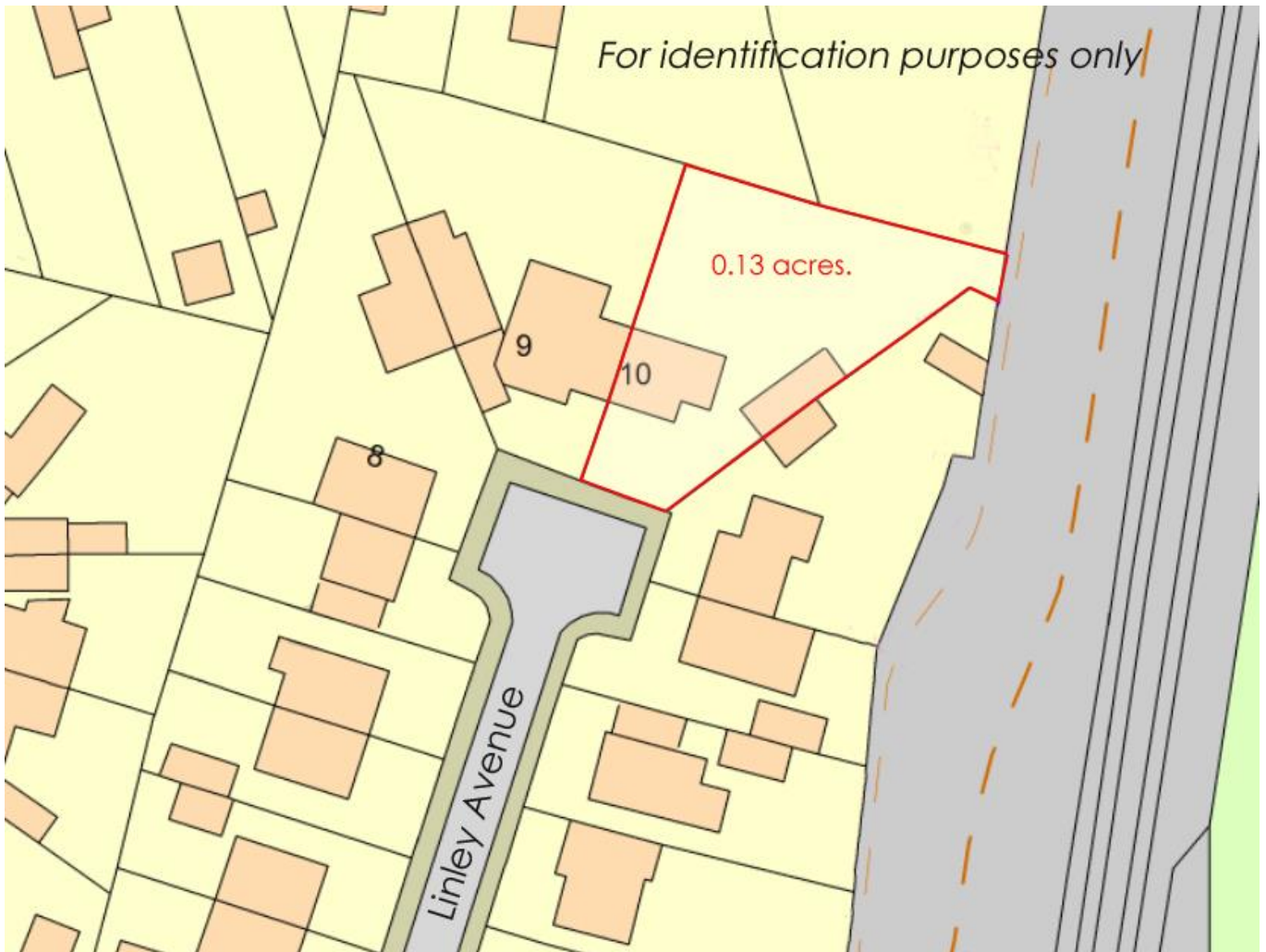
Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 71|C.

Council Tax Band: The property is valued in Band "C".

Directions: For satellite navigation use Post Code LL14 2TH. Leave Wrexham on the A483 dual carriageway in the direction of Oswestry exiting at the junction signposted The Plassey and Bangor on Dee. Turn right over the flyover bridge and proceed into the village of Johnstown, taking the first turning right and immediately right again. Follow the roadway into Linley Avenue, when the property will be observed at the head of the cul-de-sac.





AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.