

BOWEN

PROPERTY SINCE 1862



Guide Price £220,000

5 Linley Avenue, Johnstown,
Wrexham LL14 2TH

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

NO CHAIN. A fully modernised and refurbished three bedroom traditional semi-detached property in a cul-de-sac position on the fringe of Johnstown, just off the Bangor Road. Neutrally decorated throughout with newly fitted kitchen and bathroom. Off-road parking and detached garage. Enclosed rear garden. Viewing recommended.

Accommodation

On The Ground Floor:

Entrance Hallway: Part glazed composite entrance door with frosted panels to either side. Wood-effect vinyl flooring. Power points. Two ceiling light fittings. Radiator. Thermostat control for gas central heating boiler. Staircase leading to First Floor.

Kitchen: 9' 2" x 8' 4" (2.79m x 2.53m) Comprising a range of matte grey wall and base units with drawer stack and complementary laminate work-top surface. Brick-effect tiled splash-back. Double glazed window. Single composite sink unit with draining-board. Integrated "Lamona" electric fan oven with matching electric hob and extractor hood over. Space for washing machine. Power points. Wood-effect vinyl flooring. Ceiling light fitting. Part glazed PVCu door to side. Understairs storage cupboard housing the electric consumer unit. Wall mounted "Logic" combi gas central heating boiler. Radiator.



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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.

Lounge/Diner: 24' 9" x 11' 0" (7.55m x 3.35m)
Wood-effect vinyl flooring. Two double glazed windows to either elevation. Two radiators. Power points. Television aerial point. Two ceiling light fittings.

On The First Floor:

Landing: Fitted carpet. Frosted double glazed window. Loft hatch. Ceiling light fitting. Ceiling smoke alarm.

Bedroom 1: 12' 0" x 9' 7" (3.67m x 2.93m) Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting. Television aerial point.

Bedroom 2: 12' 4" x 9' 6" (3.77m x 2.90m) Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting. Built-in storage cupboard.

Bedroom 3: 8' 10" x 7' 8" (2.70m x 2.34m) Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting.





Bathroom: 7' 8" x 5' 6" (2.33m x 1.67m)

Comprising a three piece white suite to include low level w.c., pedestal wash hand basin and panelled bath with "Bristan" dual head thermostatic shower bar. Frosted double glazed window. Wood-effect vinyl flooring. Part tiled walls. Chrome heated towel rail. Flush ceiling light fitting.

Outside: Lawned front garden with planted borders. Wrought-iron gates to driveway allowing for ample Off-Road Parking. Access to Detached Garage. Rear garden enclosed with steps up to further lawned garden with planted borders. Walled and fenced boundaries.

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

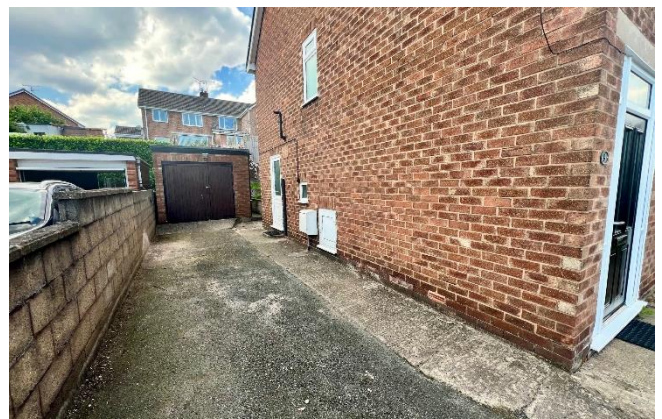
Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 64|D.

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

Directions: 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 on the left-hand side.





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