

Town & Country

Estate & Letting Agents

Stancliffe Avenue, Wrexham

£450,000



This is a well-presented four bedroom detached house in the popular village of Marford. It benefits from double glazing, gas central heating, a spacious living room, modern kitchen, utility area, and a single garage. Externally, there is a front garden, driveway, and a rear garden with a timber shed.

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DESCRIPTION

The property is situated within the highly popular and desirable village of Marford. This detached four bedroom home is well presented throughout, benefitting from UPVC double glazing and gas central heating. The accommodation comprises an entrance hall, cloakroom WC, a spacious living room, a modern kitchen/dining room with a utility/side passageway. The first floor landing offers access to the bathroom and to all four bedrooms. Externally, to the front of the property is a lawned and shrubbed garden with a concrete and gravel driveway leading to a single garage. To the rear is another lawned garden with a timber shed. Benefiting from off-road parking.



LOCATION

The property is located equidistant between Chester and Wrexham; both are within commuting distance and offer an excellent range of schooling, shopping and recreational facilities. The nearby village of Gresford provides shopping for day-to-day needs. Marford is a popular area for those who wish to commute to other centres of business within the region and has excellent access to the national motorway network via the A483. This road also provides access to Oswestry and the Midlands.

DIRECTIONS

From the Wrexham branch: Head north-east on King Street towards Lord Street, turn left onto Trinity Street, turn left onto Rhosddu Road, at the roundabout, continue straight to stay on Rhosddu Road, at the roundabout, take the 3rd exit onto A5152, slight right to stay on A5152, at the roundabout, take the 1st exit onto Chester Road/A5152, at Gresford Interchange, take the

5th exit onto Chester Road/B5445, turn right onto Hillock Lane, turn left onto Stancliffe Avenue. The destination will be on the left.



ENTRANCE HALL

13'0" x 7'3"

Upon entry through the double-glazed composite and leaded front door, opening to an inviting entrance hall featuring timber laminate flooring. The hallway includes a radiator, a cloaks/storage cupboard, and a staircase leading to the first floor accommodation. Additionally, there is a storage cupboard located below the stairs. Internal doors within the entrance hall provide access to the living room, kitchen/dining room, and cloakroom, WC.



LIVING ROOM

18'9" x 12'1"

The property features timber laminate flooring that continues from the entrance hall into a double aspect living room. The living room has a window facing the front elevation and UPVC double glazed French doors that open to the rear garden. The living room has two radiators and features a cast iron wood burner set on a tile hearth.



KITCHEN/DINING ROOM

19'8" x 11'1"

A beautiful space that features a kitchen area, fitted with an array of attractive shaker style wall, base, and drawer units, complemented by sleek stainless steel handles. The work surface space is ample and incorporates a breakfast bar, which houses a Belfast sink unit with a mixer tap and tiled splashbacks. Additionally, there is ample space for a range cooker, with an extractor hood above that is tiled to match the unit. Integral to the kitchen area are a dishwasher and a fridge, which are neatly integrated into the design. The flooring throughout is ceramic tiled, providing a practical and durable surface. The room features two radiators, a built-in storage cupboard, and two windows that face the rear elevation. Furthermore, a UPVC double glazed door opens onto a side passageway, providing additional access to the space.



CLOAKROOM WC

5'8" x 3'1"

The cloakroom WC is equipped with a modern white suite that includes a low-level WC with a dual flush system, a wash hand basin with a mixer tap and a vanity unit beneath it. The walls are fully tiled and the floor is made of ceramic tiles. Additionally, there is a chrome heated towel rail and an opaque window facing the side of the building.



SIDE PASSAGEWAY/UTILITY

11'0" x 6'2"

With timber glazed doors opening to both front and rear gardens, and space and plumbing for a washing machine and dryer.



FIRST FLOOR LANDING

Having a window facing the front elevation, a shelved linen cupboard and doors off opening to all four double bedrooms and to the four piece bathroom suite.



BEDROOM ONE

12'5" x 11'4"

With a window facing the rear elevation and a radiator.



BEDROOM THREE

14'10" x 8'2"

With a timber laminate flooring, a window facing the front elevation and a radiator.



BEDROOM TWO

11'3" x 11'7"

Having a window facing the rear elevation and a radiator.



BEDROOM FOUR

11'6" x 7'4" max

A window to the front elevation and a radiator.



BATHROOM

11'2" x 6'3"

This elegant four-piece bathroom suite is comprised of a standalone roll-top bath with a mixer tap, a dual flush low-level WC, a wash hand basin with a mixer tap and a vanity unit below, and an enclosed shower with a dual-headed thermostatic shower. The walls are partially tiled, while the flooring is made of timber laminate. An opaque window facing the rear elevation and a column-style radiator, including a chrome towel rail.

GARAGE

8'4" x 17'7"

The garage can be accessed through either the timber double garage doors or the side pedestrian UPVC double glazed door. The garage is equipped with power and light housing, and houses the wall-mounted gas Worcester combination boiler.



EXTERNALLY

The lawn and shrubbed garden are situated at the front of the property, with vehicular access provided by a driveway made of concrete and gravel that leads to a single garage. The side access, which is gated with iron, leads to both the rear of the property and the opposite side, where a storage area and a passageway are located. A canopy above the composite double glazed and leaded front door provides courtesy lighting. The rear of the property features a mature garden with paved pathways and patios, lawned areas, a bark, chipped play area and a timber shed.



ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band: F £2662

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

