



### **3 Third Avenue, Wrexham, LL11 4EF**

**£160,000**

A 3 Bedroom semi detached house in the popular village of Gwersyllt. The property briefly comprises of Entrance Hallway, Living Room, Kitchen, Rear Hallway and Bathroom to the ground floor and 3 freshly plastered bedrooms to the first floor. Externally there are gardens to the front and rear and a driveway offering off road parking.

Available with no onward chain this property is ideal for first time buyers and investors, don't miss out, call Olivegrove on 01978 750234 to arrange a viewing.



### Entrance Hallway

Socket, Light, Stairs rising and door off to:

### Living Room 14'9" x 11'11" max (4.50 x 3.65m max)



UPVC double glazed window to the front elevation, Laminate flooring, Gas fire, Radiator, socket and light fitting

### Kitchen 11'6" x 8'4" max (3.51 x 2.56m max)

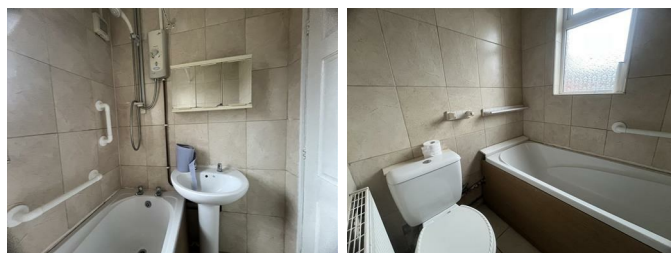


2 x UPVC double glazed windows to the rear elevation, tiled floor and splashback. a range of base, wall and drawer units with inset stainless steel sink, space for slot in oven with extractor over, spaces for fridge, freezer and washing machine. Wall mounted gas boiler.

### Rear Hallway

Tiled floor, understairs cupboard, UPVC door to side elevation and door off to:

### Bathroom 4'10" x 5'10" (1.48 x 1.80m)



UPVC double glazed window to the rear elevation, Tiled wall and floor. Panelled bath with electric shower over, pedestal basin and close coupled WC.

### Stairs / Landing

UPVC double glazed window to the side elevation, doors off to bedrooms.

### Bedroom 1 17'7" x 9'3" max (5.37 x 2.84m max)



UPVC double glazed window to the front elevation, Radiator, sockets and light fitting

### Bedroom 2 11'2" x 9'7" (3.42 x 2.94m)



UPVC double glazed window to the rear elevation, Radiator, sockets and light fitting

### Bedroom 3 7'10" x 8'1" (2.41 x 2.47m)



UPVC double glazed window to the rear elevation, Radiator, sockets and light fitting

### Externally

#### Front

The front is mainly laid to lawn with a driveway providing off road parking for 2 cars.

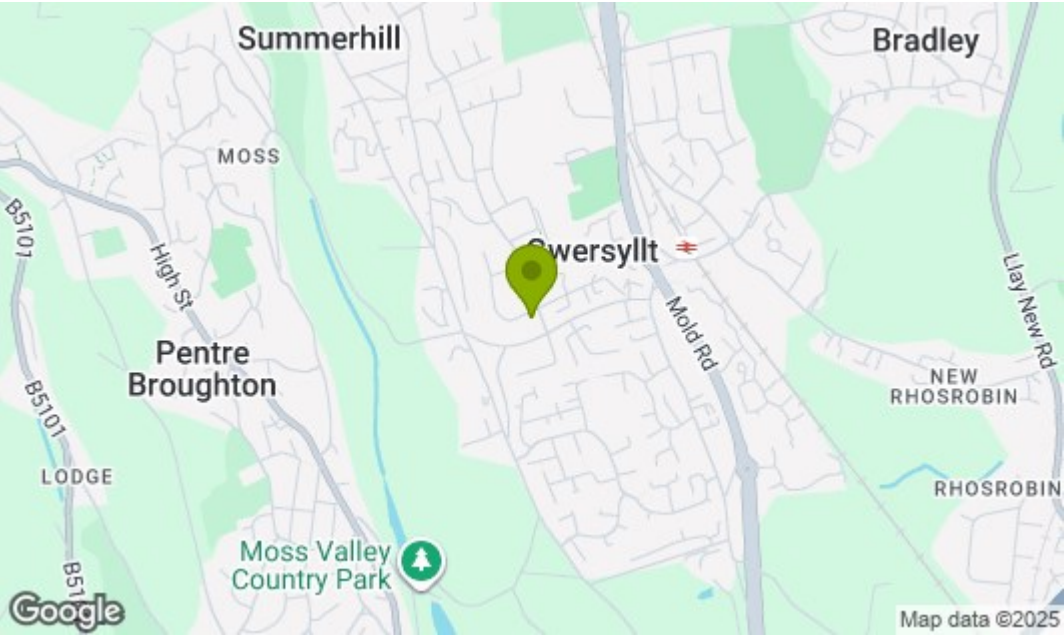
#### Rear



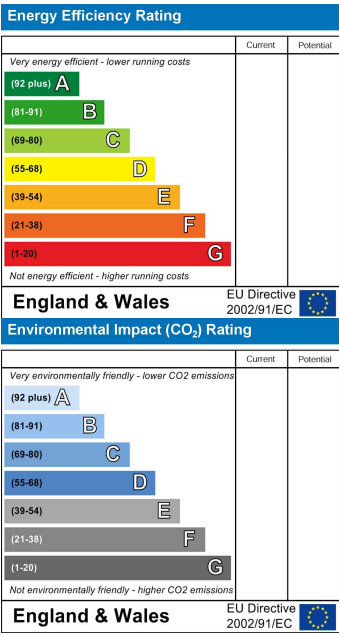
The rear enclosed garden is mainly laid to lawn with a patio area and shed

Floor Plan

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.