

BOWEN

PROPERTY SINCE 1862



Offers Over £240,000

3 Bedrooms 1 Bathroom

67 Worsley Avenue, Johnstown,
Wrexham LL14 2TE

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General Remarks

This extended three bedroom semi-detached house has just undergone a comprehensive scheme of refurbishment and now boasts thoroughly contemporary living accommodation, the highlight of which is unquestionably the kitchen/diner which spans the full width of the property. Standing within a generous size plot, the property now benefits from new floor coverings throughout together with solid wood internal doors, a new "Wren" kitchen, and a high quality bathroom. Neutrally decorated in white, the living accommodation briefly comprises an entrance hallway, living room, kitchen/diner, landing, main bedroom, two further bedrooms and a family bathroom. In summary, a cracking family home, and an early viewing could not come more highly recommended. NO CHAIN.



Accommodation

On The Ground Floor:

Entrance Hallway: PVCu double glazed door and side panels to the front elevation. Radiator. Engineered oak flooring. Understairs storage cupboard.

Living Room: 15' 1" x 10' 11" (4.60m x 3.33m) PVCu double glazed window to the front elevation. Radiator. Engineered oak flooring. Wall mounted electric fire with remote control.

Kitchen/Diner: 22' 5" x 9' 3" (6.84m x 2.83m) PVCu double glazed windows to the front and rear elevations. PVCu double glazed door and French doors to the rear elevation. Sky-light to the side elevation. "Wren" handle-less base units with complementary marble-effect work surfaces and splash-backs. Sink and drainer unit with mixer tap. Integral induction hob. Integral electric oven. Integral dishwasher. Plumbing for washing machine. Two contemporary full-height radiators. Engineered oak flooring. Down-lighters. Space for fridge freezer.

On The First Floor:

Landing: PVCu double glazed window to the side elevation. Radiator. Attic hatch.

Bedroom 1: 12' 4" x 9' 7" (3.77m x 2.93m) PVCu double glazed window to the rear elevation. Radiator.

Bedroom 2: 12' 4" x 9' 7" (3.76m x 2.92m) PVCu double glazed window to the front elevation. Radiator.

Bedroom 3: 9' 2" x 7' 10" (2.79m x 2.38m) PVCu double glazed window to the front elevation. Radiator.

Bathroom: 7' 7" x 5' 7" (2.32m x 1.69m) PVCu double glazed window to the rear elevation. White three piece suite comprising an I-shaped panelled bath with shower over, low level w.c. and wash hand basin set into cabinet. Heated towel rail. Wall tiling. Tiled floor. Down-lighters.

Outside: Externally there is a lawned garden to the front of the property together with a newly laid tarmac driveway which provides ample Off-Road Parking leading up to the Detached Single Garage. The rear garden, which is particularly well proportioned, combines a paved Patio leading off the Kitchen/Diner with a further lawned section with mature shrubs at the end of the garden.

Services: All mains services are connected subject to statutory regulations.

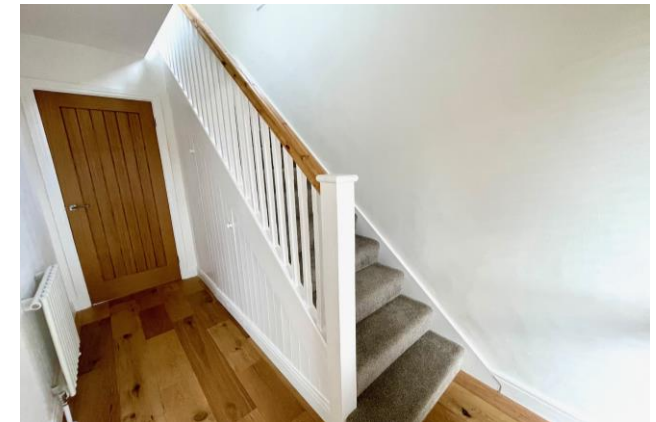
The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired boiler situated in the loft space.

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 72|C.

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









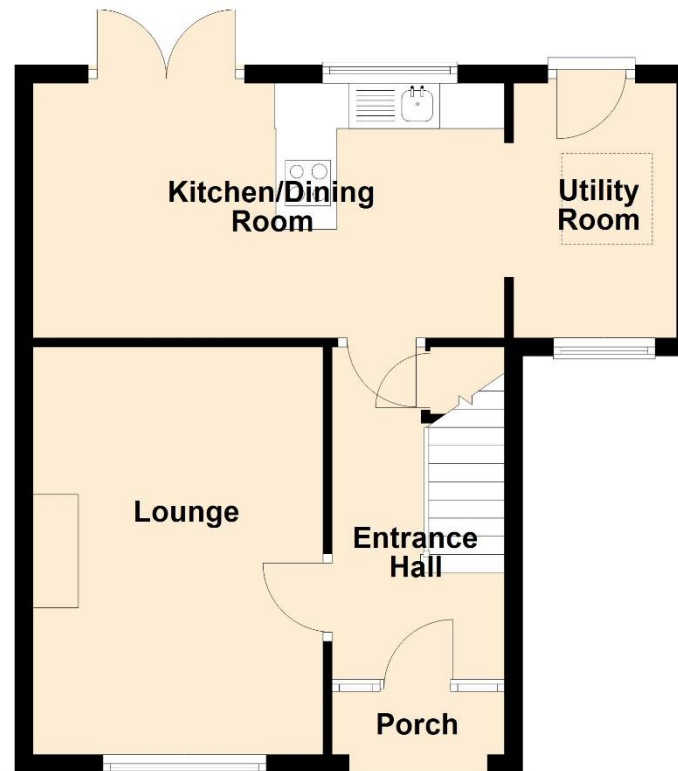
Directions: For satellite navigation purposes use the post code LL14 2TE. Proceed south from Wrexham on the A483 in the direction of Oswestry until taking exit 2 signposted the B5426 Bangor on Dee. At the exit slip road turn right and then continue for approximately half a mile until passing beneath the railway bridge at the entrance to the village. Take the first right into Snowdon Drive and at the T junction turn left into Worsley Avenue, when the property will be observed on the left-hand side of the road.

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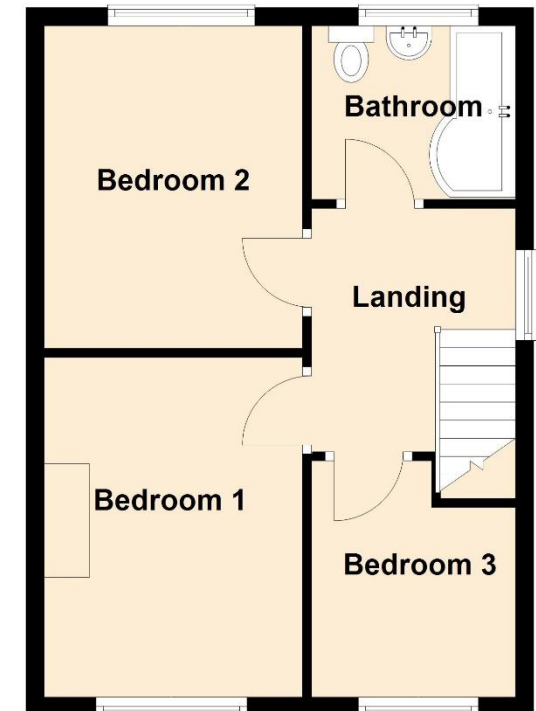
Ground Floor

Approx. 43.8 sq. metres (471.6 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.3 sq. feet)



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We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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