olivegrove
residential sales & lettings









## 16 Edinburgh Avenue, Wrexham, LL12 9LT

## Offers Over £150,000

A 3 Bedroom semi-detached house on a spacious corner plot, in need of modernisation, in a popular village location. The property briefly comprises of Entrance Hallway, Living Room, Dining Room, Kitchen, Rear Hallway leading to a Utility Room and WC to the ground floor. 3 Bedrooms, separate WC and Shower room to the first floor. Externally there is a large Garden with 2 Garages, 2 Sheds, A greenhouse and Koi pond.

Available with no onward chain, don't miss the opportunity to put your own stamp on this property. Call Olivegrove on 01978 750234 to arrange a viewing.

## Entrance Hallway

Radiator, Light fitting, Cupboard housing electric meter, Stairs rising and doors off to:

## Living Room 11'11" x 13'6" (3.64 x 4.12m)



UPVC double glazed window to front elevation, Radiator, Sockets & Light fitting. Opening through to:

## Dining Room 7'9" x 9'6" (2.38 x 2.91m)



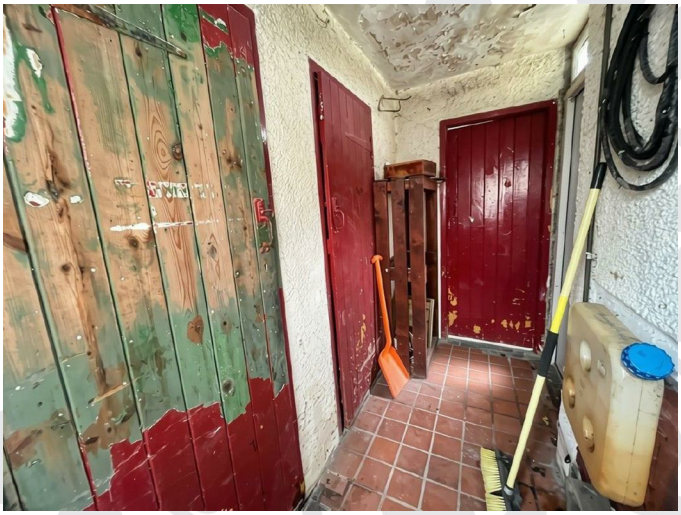
UPVC double glazed window to rear elevation, Radiator, Sockets & Light fitting. Opening through to:

## Kitchen 12'0" x 12'9" (3.68 x 3.90m)



UPVC double glazed window to rear elevation, Wood burner, Sockets & Light fitting. Base, Wall & Drawer units with worktop over and composite sink.

## Rear Hall



With 2 Storage rooms, a Utility room and cloakroom

## Stairs / Landing

UPVC Double glazed window to side elevation, Airing cupboard, access to attic and doors off to:

## WC

Window to the side elevation, close coupled WC.

## Shower Room 5'5" x 5'10" (1.67 x 1.78m)



UPVC double glazed window to rear elevation, Fully tiled walls, pedestal basin and glazed shower cubicle, Light fitting and towel rail.

## Bedroom 1 11'11" x 10'11" (3.64 x 3.35m)



UPVC double glazed window to front elevation, Fitted wardrobes, Radiator, Sockets & Light fitting.

## Bedroom 2 9'6" x 11'5" (2.92 x 3.48m)



UPVC double glazed window to rear elevation, Radiator, Sockets & Light fitting.

## Bedroom 3 9'3" x 8'0" (2.82 x 2.45m)



UPVC double glazed window to front elevation, Built in cupboard, Radiator, Sockets & Light fitting.

## Rear / Side



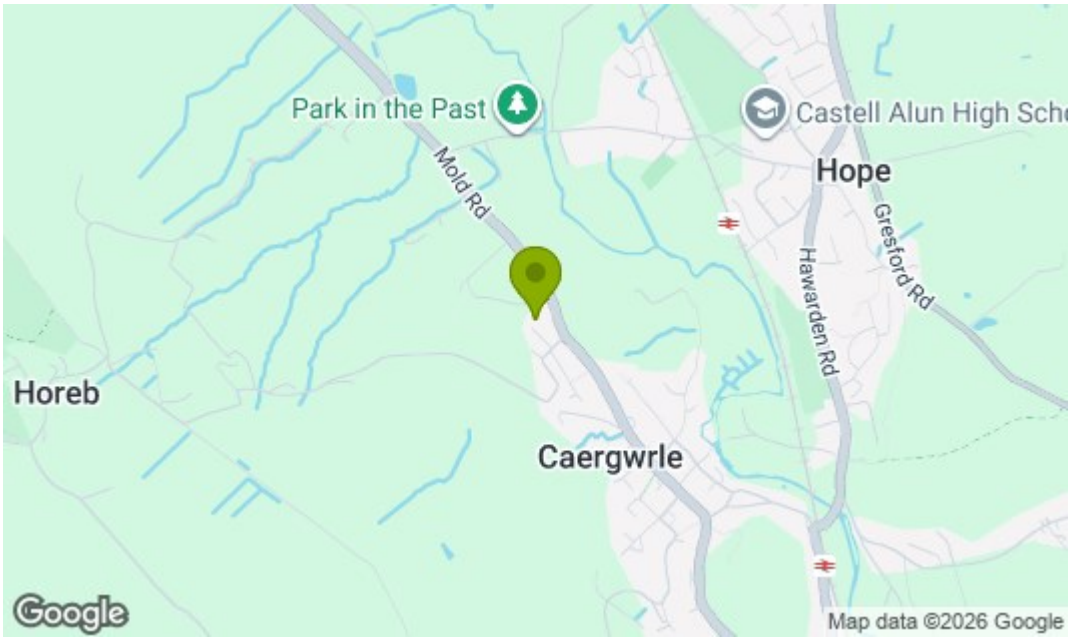




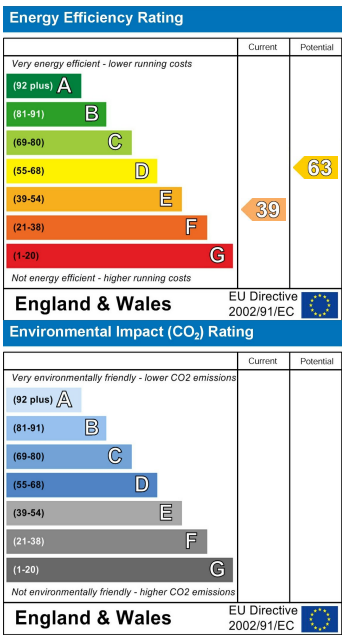
There is a double garage and large garden with 3 timber sheds, Koi pond and greenhouse

## 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.

Glan Llyn Road, Bradley, Wrexham, LL11 4BA
Tel: 01978 750234 Email: info@olivegroveuk.co.uk
www.olivegroveuk.co.uk

olivegrove
residential sales & lettings