



3 Chestnut Avenue, Wrexham, LL11 4UH

£220,000

An extended 3 bedroom semi detached house in the popular village of Summerhill, with good local amenities and transport links.

The property briefly consists of Entrance Hallway, Living Room, Dining Room, Kitchen and Conservatory to the ground floor and 3 Bedrooms and a Bathroom to the first floor. Externally there is an enclosed garden to the rear and a gravelled area with Driveway to the front.

Don't miss this opportunity to make it yours. Call Olivegrove on 01978 750234 to arrange a viewing.

Entrance Hallway

UPVC double glazed window to front elevation and composite door to side. Radiator, stairs rising and door off to:

Living Room 12'4" x 13'4" (3.78 x 4.07m)



UPVC double glazed bay window to front elevation. Laminate flooring, Radiator, Light fitting & Electric Fire. Opening through to:

Dining Room 10'2" x 15'7" (3.11 x 4.75m)



Laminate flooring, Radiator, Light fitting. Built in cupboards housing gas and electric meter. Wall mounted gas combi boiler. Window through to conservatory and door to:

Kitchen 10'4" x 12'8" (3.15 x 3.88m)



Vinyl flooring, UPVC double glazed window to rear elevation. A range of base, wall and drawer units with complimentary worktop over. Space for slot

in oven with extractor over, spaces for fridge & freezer, space & plumbing for washing machine and dishwasher. Door to:

Conservatory 8'2" x 13'3" (2.50 x 4.04m)



Dwarf wall with double glazed windows & French doors and polycarbonate roof. Vinyl floor light fitting and sockets.

Stairs / Landing

Laminate flooring, UPVC double glazed window to side elevation, access to attic, airing cupboard and doors off to:

Bathroom 6'9" x 5'8" (2.07 x 1.74m)



Laminate floor and Fully tiled walls. UPVC double glazed window to rear elevation. Panelled bath with electric shower over, Pedestal basin and close coupled WC.

Bedroom 1 11'4" x 9'2" (3.47 x 2.80m)



UPVC double glazed window to front elevation
Laminate flooring, Radiator, Light fitting and Fitted wardrobes.

Bedroom 2 9'11" x 8'7" (3.03 x 2.62m)



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

Bedroom 3 6'3" x 7'9" (1.92 x 2.37m)



UPVC double glazed window to front elevation,
Laminate flooring, Radiator & Light fitting

Externally

Front

Driveway offering off road parking with gravelled area to the front

Rear



Mainly laid to lawn, with patio area and concrete storage shed.

Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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