



Avondale

Wrexham | | LL11 6UP

£129,950

**MONOPOLY**<sup>®</sup>

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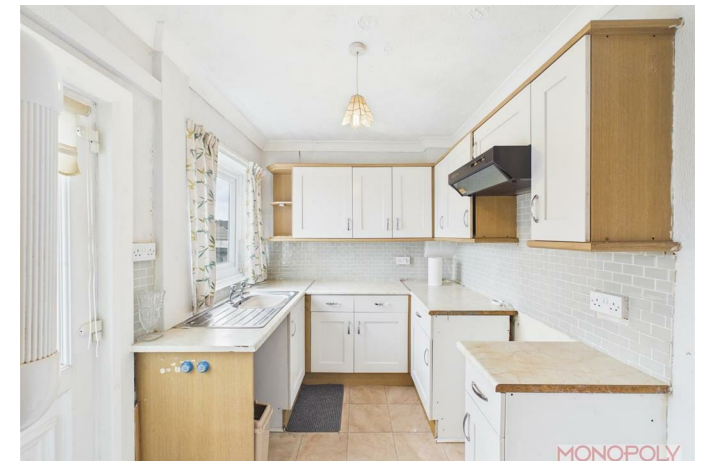
# Avondale

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Situated within the popular residential area of New Broughton, this two-bedroom semi-detached home is offered for sale with the added benefit of no onward chain. Requiring some modernisation, the property presents an excellent opportunity for buyers looking to update and personalise a home to their own taste. In brief, the accommodation comprises an entrance hallway, two reception rooms offering flexible living and dining space, a kitchen and the added advantage of a useful cellar, ideal for storage. To the first floor, the landing leads to two double bedrooms, with the bathroom accessed via Bedroom One. Externally, the property benefits from a courtyard frontage and an enclosed paved rear garden with useful garden storage.

Gatewen Road is conveniently located just a short drive from Wrexham City Centre, providing access to a wide range of shopping, leisure and dining facilities. Within walking distance are local shops, primary and secondary schools, medical centres and regular public transport links. The property is also well positioned for access to the A483, offering excellent commuter routes towards Chester, Oswestry and the wider North Wales and North West region. Nearby green spaces and countryside walks add further appeal to this well-connected residential location.

- TWO BEDROOM SEMI-DETACHED HOME
- ENTRANCE HALLWAY
- TWO RECEPTION ROOMS
- KITCHEN
- CELLAR AND GARDEN STORE
- DOUBLE BEDROOMS
- PRINCIPAL WITH BATHROOM
- REAR GARDEN AREA
- NO ONWARD CHAIN
- SOUGHT AFTER VILLAGE LOCATION OF NEW BROUGHTON



### Entrance Hall

UPVC double glazed door leads into entrance hall with carpeted flooring, two ceiling light points, panelled radiator, stairs to first floor, doors to living and dining room.

### Living Room

UPVC double glazed window to the front elevation. Electric fireplace with wooden surround. Carpet flooring, ceiling light point and panelled radiator.

### Dining Room

UPVC double glazed window to the rear elevation. Door leading to cellar. Carpet flooring, ceiling light point, two wall lights, panelled radiator and door into kitchen.

### Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over. Space for appliances including fridge-freezer, gas cooker and washing machine. Stainless steel sink unit, tiled flooring, panelled radiator, ceiling light point and door leading to rear garden.

### Cellar

Door from the lounge leads to an under-stairs storage area where you will find steps leading down to the cellar which has power and lighting.

### Landing Area

Carpet flooring, ceiling light point and doors to both bedrooms.

### Bedroom One

UPVC double glazed window to the rear elevation. Opening into storage area. Carpet flooring, ceiling light point, panelled radiator and door into bathroom.

### Bathroom

Door from main bedroom leads to bathroom area where there is a storage cupboard housing the combination boiler. Three piece suite bathroom comprising of a low-level WC, pedestal wash hand basin and panelled bath with electric shower over. Vinyl flooring, panelled radiator, ceiling light point and uPVC double glazed frosted window to the rear.

### Bedroom Two

Two uPVC double glazed windows to the front elevation. Access to loft, carpet flooring, ceiling light point and panelled radiator.

### Outside

To the front a gated entrance leads to a front courtyard area and the entrance. To the rear, steps lead down to a spacious garden area which comprising of a paved patio area with decorative stone border for ease of maintenance. The boundaries are a mixture of hedging, walls and fencing ensuring privacy and security. There is a gate to the rear, leading to a shared access path.

### Garden Store

Door leading to a useful garden store/workshop with a work bench, power and lighting.

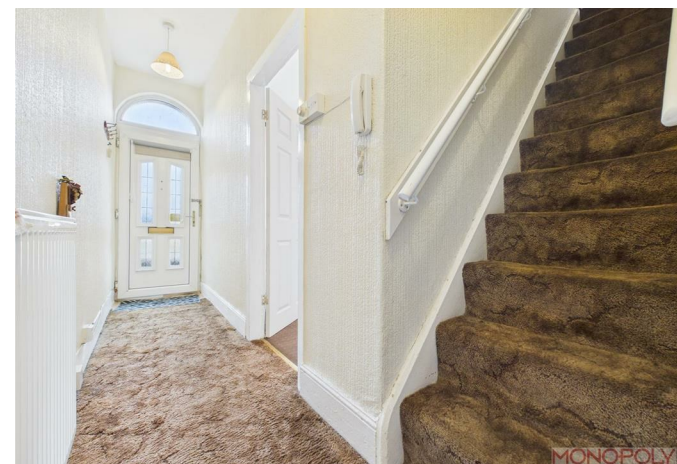
### Additional Information

The boiler is approximately 10 years old and has been serviced every year.

### Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991





The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



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Floor -1 Building 1



Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
791 ft<sup>2</sup>  
73.4 m<sup>2</sup>



Floor 1 Building 1



Ground Floor Building 2

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

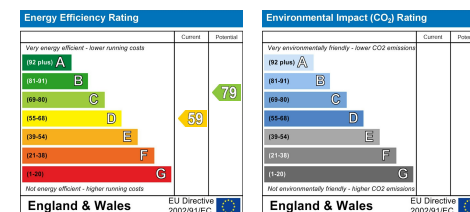
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