



Frances Avenue, Wrexham LL12 8BL

£250,000

Situated in the highly sought-after residential area of Acton, this three-bedroom semi-detached family home is offered for sale with fantastic potential. While the property would benefit from some modernisation, it provides an excellent opportunity for buyers to create a home tailored to their own taste and style, with generous living spaces ready to be transformed. In brief, the accommodation comprises an entrance hallway, living room, dining room, and kitchen to the ground floor, with a landing area, two double bedrooms, a third bedroom, and a family bathroom to the first floor. Externally, the property offers a driveway, detached garage, and a timber-built summer house, making it ideal for families and those who enjoy outdoor space. The home also benefits from a brand-new boiler, radiators, and pipework throughout, ensuring efficiency and peace of mind for the next owner. Frances Avenue is ideally positioned just off Chester Road, between Garden Village and Acton, placing it within easy reach of excellent local amenities, reputable schools, and Wrexham city centre. The location also provides convenient access to Chester and the A483, making it well-suited for commuters.

- THREE BEDROOM SEMI-DETACHED PROPERTY
- ENTRANCE HALL
- KITCHEN TO THE REAR
- DETACHED GARAGE
- SOUGHT AFTER RESIDENTIAL LOCATION
- PERFECT MODERNISATION PROJECT
- TWO RECEPTION ROOMS
- DETACHED TIMBER SUMMERHOUSE
- NEWLY FITTED COMBINATION BOILER AND RADIATORS
- GARDEN AND DRIVEWAY



Entrance Hall

Door leads into entrance hall with uPVC double glazed window to the side, handmade chestnut and glass staircase to first floor, ceiling light point, doors to kitchen, dining and living room.

Living Room

UPVC double glazed window to the rear elevation. Wooden laminate flooring, panelled radiator and ceiling light point. Door into hall and opening into dining room.

Dining Room

UPVC double glazed window to the front elevation. Wooden laminate flooring, panelled radiator and ceiling light point. Door into hall and opening into living room.

Kitchen

UPVC double glazed window to the rear elevation and door to rear. Stainless steel sink unit, base units, space for appliances.

Landing Area

UPVC double glazed window to the side elevation. Access to loft, ceiling light point, doors to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the front elevation. Fitted wardrobes, carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

Bathroom

UPVC double glazed frosted window to the rear elevation. Three piece suite comprising low-level WC, wash hand basin and panelled bath with shower tap attachment. Wall mounted newly fitted combination boiler, vertical panelled radiator and ceiling light point.

Outside

To the front elevation there is a driveway and space for another vehicle or lawned garden area. To the side the driveway continues. There is a detached garage, timber structure and lawned garden area with established apple trees and grape vines.

Additional Information

The property requires modernisation however has had a newly fitted combination boiler, new radiators and pipework installed. There is electric and plumbing to the timber summerhouse however this is not yet connected.

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



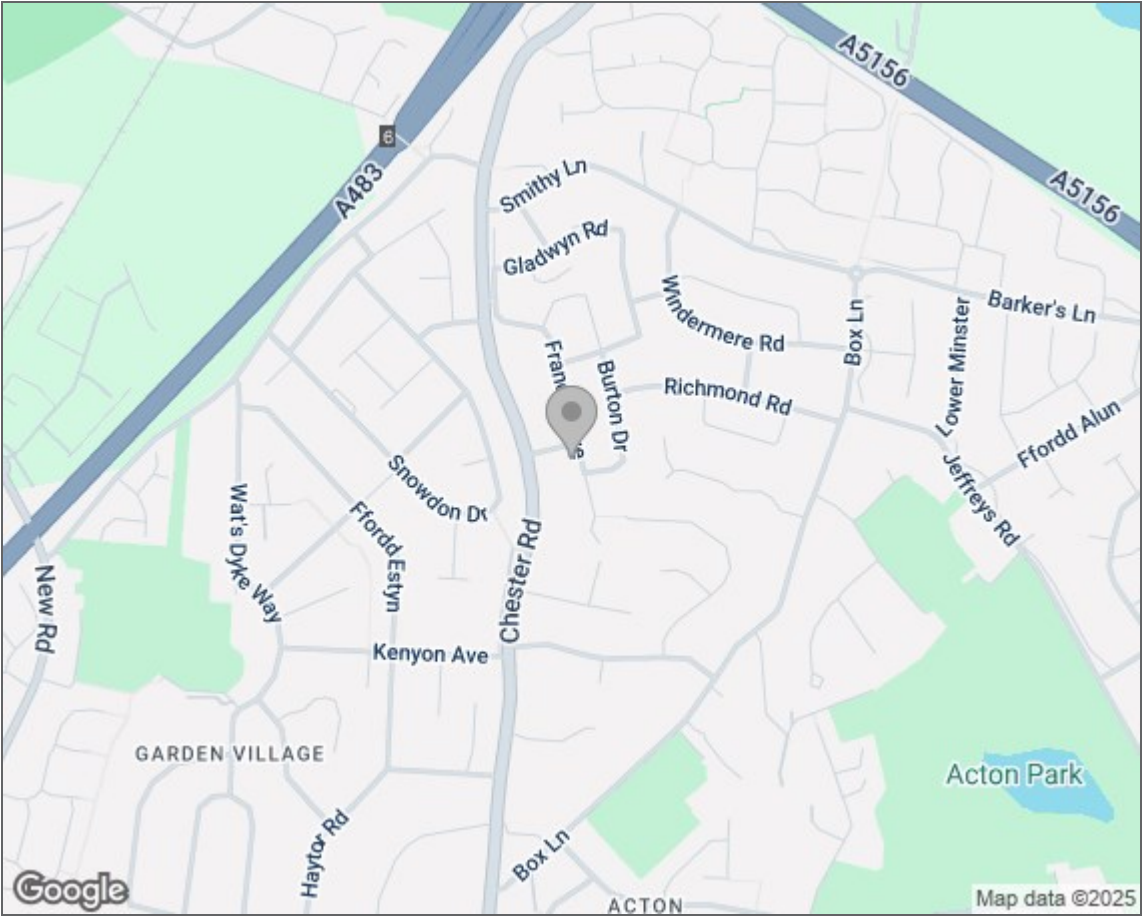
accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(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		
	Current	Potential
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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