



17

Wrexham | LL12 8BL

£270,000

MONOPOLY
BUY ■ SELL ■ RENT

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Situated on Frances Avenue in Wrexham, this delightful, recently refurbished semi-detached house offers a perfect blend of comfort and convenience. With a generous living space of 846 square feet, this property is ideal for a couple, young families or those seeking a bit more room to breathe.

The home features an inviting reception rooms, providing ample space for relaxation and entertaining guests. To the rear of the property is a wow factor kitchen/dining space and utility area. The layout is both practical and welcoming, making it easy to create cherished memories with loved ones. The three well-proportioned bedrooms offer a peaceful retreat, ensuring everyone has their own space to unwind after a long day. The property boasts a stylish modern bathroom, thoughtfully designed to cater to the needs of modern living. The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly neighbourhood. This home has been recently updated to suit modern living but also carries a sense of character and charm, reflecting the architectural style of its era. The exterior is complemented by parking space for two vehicles, a valuable feature in today's busy world. Frances Avenue is conveniently located, providing easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in Wrexham. This property presents a wonderful opportunity to create a warm and inviting home in a sought-after area. Don't miss the chance to make this charming house your own.

- A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE
- STUNNING OPEN PLAN KITCHEN/DINER
- COSY LIVING ROOM
- UTILITY AREA
- ORIGINAL DOORS ADD A TOUCH OF CHARACTER CHARM
- STYLISH MODERN FOUR PIECE BATHROOM
- OFF ROAD PARKING
- REAR GARDEN WITH POTENTIAL FOR IMPROVEMENT
- SOUGHT AFTER LOCATION
- VIEWING HIGHLY RECOMMENDED!



Entrance Hall

A welcoming entrance space with timber effect tile flooring, upvc entrance door with frosted glazing to sides, stairs rising to the first floor, understairs storage cupboard, original timber doors opening to the living room and kitchen/diner.

Living Room

Generous window to the front elevation providing a good degree of natural light, timber effect flooring, exposed brick feature fireplace alcove with slate hearth, fitted storage cupboard

Kitchen/Diner

A brilliant modern fitted kitchen with a range of wall and base units, complementary worktops, breakfast bar, electric hob with extractor over, single oven, inset composite sink drainer with mixer tap, window to side, integral dishwasher, vertical wall radiator, tiled flooring open plan into the dining area, step down to utility. The dining area features a continuation of the tiled flooring, spotlights to ceiling and French style doors opening onto the rear garden.

Utility

Fitted to wall and base units to match the kitchen with space for washing machine, integral fridge/freezer, tiled floor, window and external door to side.

First Floor Landing

Carpet, window to side, loft access doors to three bedrooms and bathroom.

Bedroom One

Double bedroom, carpet, window to front

Bedroom Two

Double bedroom with carpet and window to rear

Bedroom Three

Single bedroom with carpet and window to front.

Bathroom

Four piece bathroom suite comprising of a panel bath, wc, shower enclosure and hand wash basin. Tiled flooring, part tiled walls, chrome towel rail, window to rear.

Outside

Front drive with space for 2 or 3 cars, lawn to side, gate to rear garden. To the side of the property is a decent sized hardstanding area offering space to potential extend the property to the side (subject to planning permission and building regulation approval). The rear garden is enclosed and offers a patio adjacent to the rear of the house, lawn, recently installed deck to rear corner, planted bed and timber outdoor store.

Additional Information

Gas central heating and Upvc double glazing.

IMPORTANT INFORMATION

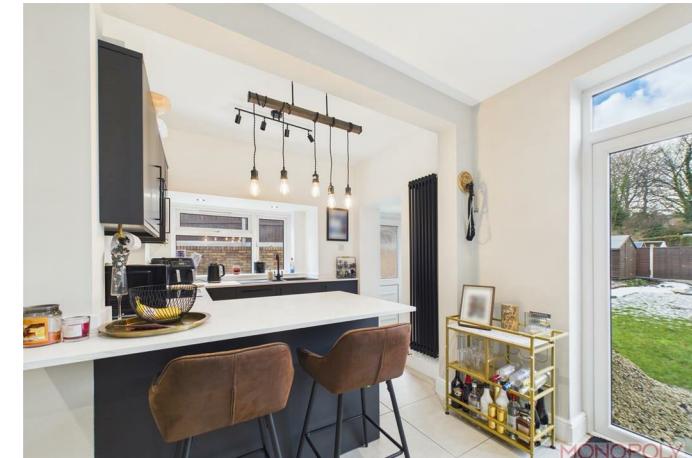
*Material Information interactive report available in brochure section. *

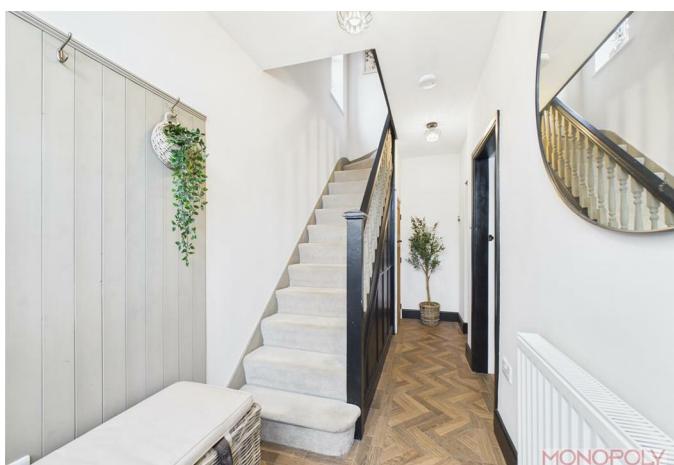
MONEY LAUNDERING REGULATIONS 2003

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



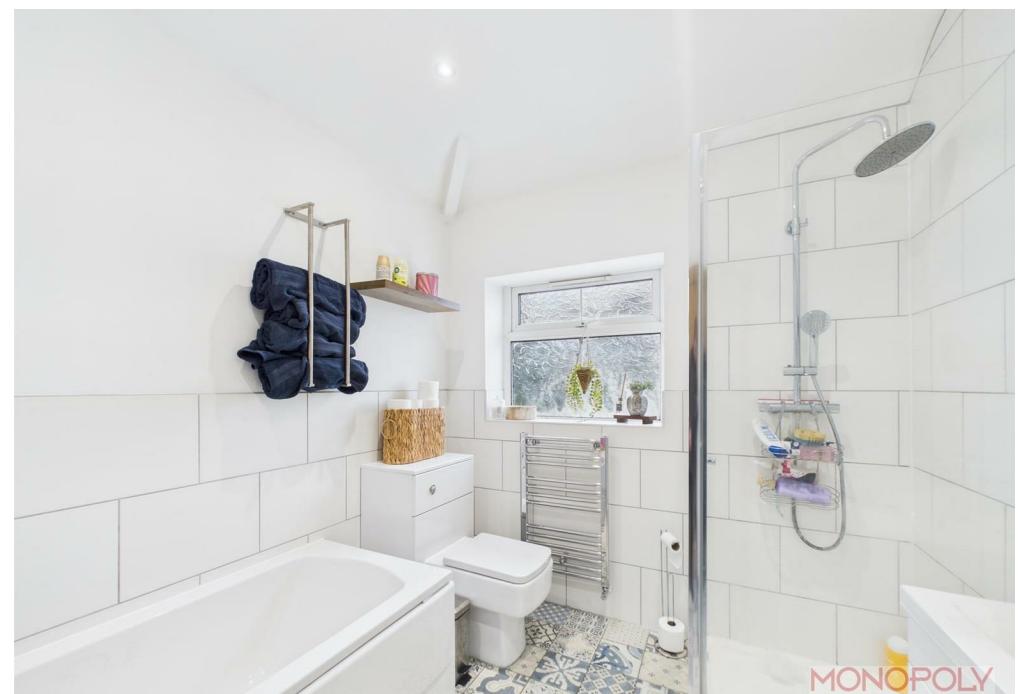


availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is 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.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage





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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(70-80) C			
(55-69) 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		Current	Provision
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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