



28

Wrexham || LL13 8PN

Offers In Excess Of £170,000

**MONOPOLY**  
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# 28

Wrexham | | LLI 3 8PN

Located on Warwick Avenue in Wrexham, this three-bedroom semi-detached property offers an ideal home for families.

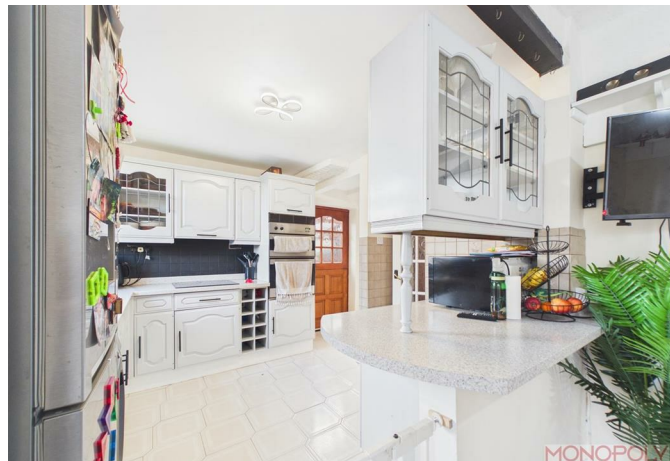
The internal accommodation briefly comprises a welcoming entrance hallway, a lounge, a kitchen and dining room with doors opening out onto the rear garden - perfect for both everyday living and entertaining.

To the first floor are three well-proportioned bedrooms along with a family bathroom.

Externally, the property benefits from an easy-to-maintain rear garden, predominantly laid with artificial lawn and complemented by a variety of attractive trees, established shrubbery, and raised beds. A useful garden store offers additional storage. To the front, a lawned garden with mature shrubs provides a pleasant outlook and an added sense of privacy.

Warwick Avenue in Wrexham is well-positioned for easy access to a range of local amenities, including shops, supermarkets, and everyday services. The area is also close to reputable schools and leisure facilities, making it particularly convenient for families. With good transport links into Wrexham City Centre and surrounding areas, it offers both practicality and accessibility.

- THREE BEDROOM SEMI-DETACHED PROPERTY
- IDEAL FOR FAMILIES
- SEPERATE LOUNGE AND DINING ROOM
- KITCHEN
- THREE WELL-PROPORTIONED BEDROOMS
- THREE-PIECE FAMILY BATHROOM
- IMPRESSIVE REAR GARDEN
- CONVENIENT LOCATION



### Entrance Hallway

A welcoming entrance hallway with carpeted flooring, ceiling light points, radiator, doors into the lounge and kitchen, under the stairs storage and uPVC double glazed window to the side and front elevation.

### Living Room

UPVC double glazed window to the front elevation, laminate flooring, television alcove, door into dining room and radiator.

### Kitchen

Comprising a range of wall, drawer and base units with complimentary worktop over comprising a 1.5 stainless steel sink and drainer unit. Integrated appliances to include an oven and four ring induction hob. Space and plumbing for a dishwasher and space for a fridge/freezer. Breakfast bar. External door into the side entrance, radiator, tiled flooring, tiled splash backs and uPVC double glazed window to the rear elevation.

### Dining Room

Wood effect laminate flooring, doors opening onto the rear garden, ceiling light point and wall mounted heater.

### Landing Area

Carpeted flooring, access to the loft, doors off to the bedrooms and bathroom and uPVC double glazed window to the side elevation.

### Principal Bedroom

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

### Bedroom Two

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

### Bedroom Three

UPVC double glazed window to the front elevation, laminate flooring and ceiling light point.

### Bathroom

A three-piece suite comprising a low-level W.C., pedestal hand wash basin and bath with electric shower over. Wood-effect flooring, part tiled walls, ceiling light point, door into storage cupboard housing the boiler and uPVC double glazed windows to the side elevation.

### Outside

To the rear of the property is a garden predominantly laid with Artificial lawn. To the bottom of the garden is a brick paved patio area. To the top of the garden there is an area ideal for seating, with steps leading down from the dining room doors. Throughout the garden there is a range of beautiful established shrubberies and trees. There is a useful brick-built garden store with additional garden storage to the back and outdoor tap. The garden is bordered by fencing for additional privacy and security. To the front of the property is a pathway leading to the front door, with a lawn laid front garden featuring a range of established shrubberies.

### Covered Side Passage

A useful addition to the side of the property. Door from the front, door leading to the rear garden and door into the kitchen.

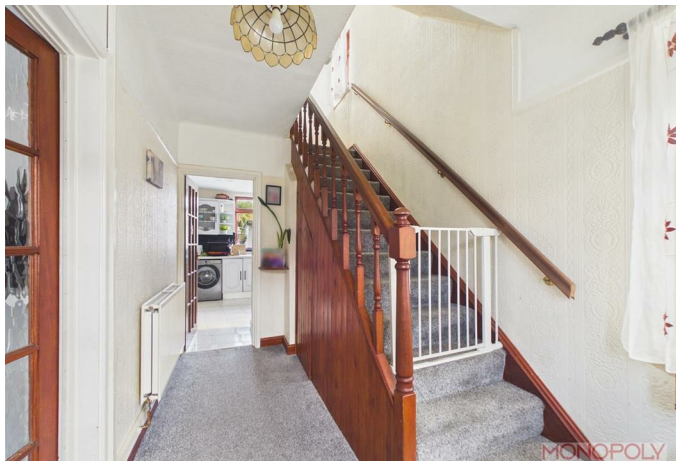
### IMPORTANT INFORMATION

\*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

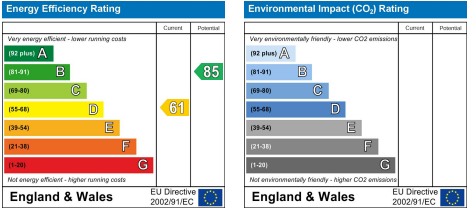








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