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Wrexham | LL12 7TX

£300,000

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Situated in the highly sought-after area of Borras, this four-bedroom detached family home is offered for sale with the benefit of no onward chain. The property provides well-proportioned accommodation with scope for modernisation, making it an excellent opportunity for families to create a home tailored to their own tastes. The ground floor comprises an entrance porch, an open plan living/dining room, kitchen, conservatory, inner hallway, and a downstairs WC. To the first floor, a spacious landing with airing cupboard leads to four bedrooms, the principal benefiting from an en-suite, along with a family bathroom. Externally, the property enjoys a driveway, garage, and lawned gardens to the front, side, and rear. Avondale Grove is a quiet cul-de-sac within the popular Borras area, well served by local amenities including schools, nursery, shops, eateries, and medical facilities, all within walking distance. Excellent road links are available via the A483, providing convenient access to Wrexham, Chester, and beyond, making the location ideal for commuters.

- FOUR BEDROOM DETACHED FAMILY HOME
- SOUGHT AFTER CUL-DE-SAC LOCATION
- ENTRANCE PORCH AND INNER HALLWAY
- OPEN PLAN LIVING/DINING AREA
- CONSERVATORY
- DOWNSTAIRS WC/BATHROOM/EN-SUITE
- FITTED WARDROBES
- GARDENS TO FRONT/SIDE/REAR
- NO ONWARD CHAIN
- EXCELLENT TRANSPORT LINKS



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Entrance Porch

UPVC double glazed door leads into entrance porch with glazed frosted windows, ceiling light point and carpet flooring. Glazed wooden door leading into open plan living/dining area

Open Plan Living/Dining Room

UPVC double glazed window to the front elevation. The living room has a living flame gas fire. An arch leads into the dining area with upVC French doors leading into conservatory. Carpet flooring, two ceiling light points, two panelled radiators and glazed wooden door leading into inner hallway

Conservatory

UPVC triple aspect brick built conservatory with polycarbonate roof. French doors leading to garden area, power sockets and wooden laminate flooring.

Inner Hall

Stairs rising first floor with under-stairs storage. Carpet flooring, panelled radiator and ceiling light point. Doors to kitchen and downstairs WC.

Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include fridge freezer. Space for additional appliances including gas cooker, plumbing for washing machine and dishwasher. Stainless steel sink unit with mixer tap over. Finished with tiled flooring, partly tiled walls, panelled radiator, ceiling light point and upVC double glazed window to the rear elevation and upVC glazed door to the side elevation.

Downstairs WC

UPVC double glazed frosted window to the side. Two piece suite comprising wash hand basin and low-level WC. Wooden laminate flooring, ceiling light point and panelled radiator.

Landing Area

Spacious landing area with doors off to bedrooms and bathroom. Airing cupboard with panelled radiator, shelving and wall light. Access to loft which is boarded. UPVC double glazed frosted window to the side elevation, carpet flooring and ceiling light point.

Bedroom One

UPVC double glazed window to the rear elevation. Finished with carpet flooring, ceiling light point and panelled radiator. Fitted with a range of wardrobes with clothing rails, shelving and vanity desk.

En-suite

Three piece suite comprising low-level WC, pedestal wash hand basin and enclosed mains shower cubical. Finished with vinyl flooring, panelled radiator, ceiling light point and upVC double glazed window to the rear elevation.

Bedroom Two

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

Bedroom Three

UPVC double glazed window to the front elevation. Fitted with a range of wardrobes with clothing rails, drawers and shelving. Finished with carpet flooring, ceiling light point and panelled radiator.

Bedroom Four

UPVC double glazed window to the front elevation. Fitted with a range of wardrobes with clothing rails, drawers and shelving. Additional built in wardrobe with rail. Finished with carpet flooring, ceiling light point and panelled radiator.





Bathroom

Three piece suite comprising low-level W.C, pedestal wash hand basin and panelled bath with mains shower over. Finished with carpet flooring, panelled radiator, ceiling light point, shave point and fitted vanity unit. UPVC double glazed window to the rear elevation.

Garage

Electric up and over door with power and lighting. UPVC double glazed door and window to the side.

Outside

To the front elevation there is a driveway leading to the garage and lawned garden area with established hedging and shrubberies. To the left side a path leads to the rear. To the right there is a raised lawn area with shrubberies and patio area. The rear garden area comprises of a paved patio area and lawn with hedging to the boundary.

Additional Information

There is a combination boiler located in the garage which was installed 12 years ago and has been serviced each year. The gas fire in the lounge was fitted 12 months ago. The loft is boarded. Some items are negotiable within the sale included the gas cooker which was recently fitted.

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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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Provision
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			



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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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