



## Lavister Walks, Wrexham LL12 0GA

### £305,000

This beautifully presented three-bedroom semi-detached family home is located in a quiet cul-de-sac in the highly sought-after village of Rossett. The village offers a wide range of amenities and schools within walking distance, along with excellent transport links to both Wrexham and Chester. With easy access to the A483 and surrounding road network, it provides an ideal base for commuters.

Internally, the property features a modern fitted kitchen and spacious ground floor living accommodation, with patio doors opening onto the rear garden. In brief, the accommodation comprises a lounge/diner and kitchen to the ground floor, while the first floor offers three bedrooms, an en-suite to the principal bedroom, and a family bathroom.

- THREE BEDROOM SEMI DETACHED PROPERTY
- SOUGHT AFTER LOCATION
- SECURE PRIVATE REAR GARDEN
- OFF ROAD PARKING AND SINGLE GARAGE
- MAIN BEDROOM WITH EN SUITE
- ACCESS TO A WIDE RANGE OF LOCAL AMENITIES



## Entrance Hallway

UPVC external door, under stair storage, laminate flooring, radiator, stairs and doors to

## Living Room / Diner

Double glazed bay window to front, double glazed patio doors to rear, laminate flooring, two radiators

## Kitchen

Range of wall base and drawer units, 1 3/4 sink unit, integrated cooker and hob with extractor fan over, space for fridge, freezer and washing machine, external door to side of property

## Bedroom One

Double glazed window to front, radiator, carpet flooring, door to

## Ensuite

White 2 piece suite comprising of; a low level W>C and wash hand basin, shower cubicle with bi-folding door

## Bedroom Two

Double glazed window to rear, radiator, carpet flooring

## Bedroom Three / Office

Double glazed window to rear, radiator, carpet flooring

## Family Bathroom

Fitted with a white 2 piece suite comprising of a low level W.C, wash hand basin and walk in shower cubicle with mains shower over, opaque window to the front, tiled walls and tiled flooring.

## Outside

The property is approached by a driveway creating off road parking which leads up to the single garage, gated access leads into the rear of the property with a patio area, lawned area and decking, steel structure housing an oil combi boiler

## Garage

Up and over door, electric points, light fitting

## Additional Information

Five year old combi boiler, loft is boarded

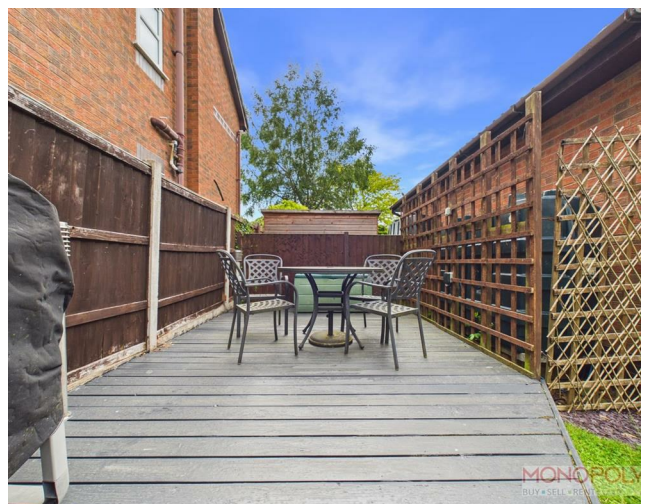
## Important Information

**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.

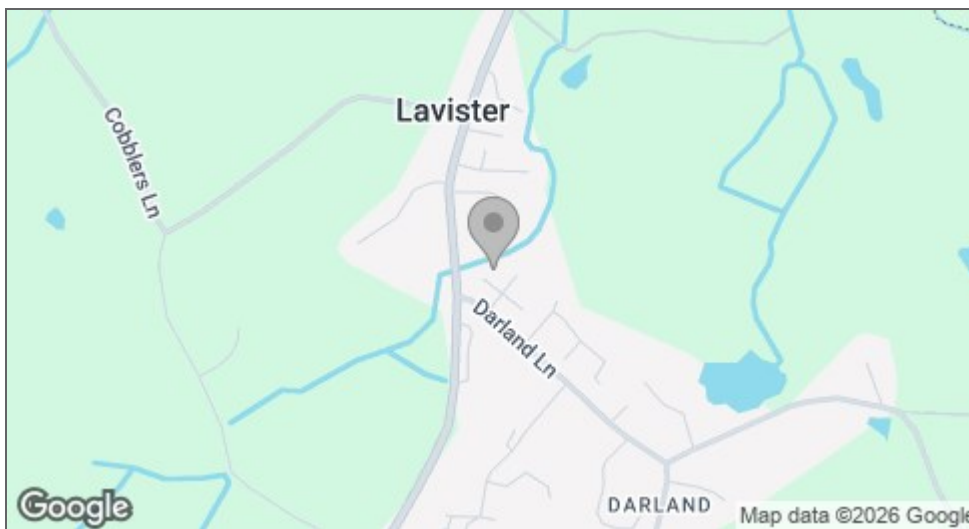
**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure 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   |  |                         |           |
| (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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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