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Wrexham | LL12 8BN

Offers In Excess Of £242,000

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Located on Frances Avenue in Wrexham, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting layout features two reception rooms, providing ample room for relaxation and entertaining guests. The property is complemented by a contemporary shower room with downstairs W.C for added convenience. The property boasts a pleasant rear garden complete with a patio and useful store. For those with vehicles, the property includes parking for two cars, along with a garage, ensuring that your parking needs are well catered for. Frances Avenue is a quiet residential street in the Little Acton area of Wrexham, popular with families due to its close proximity to Acton Primary School, Rhosnesni High School, local shops, and medical facilities. Wrexham City centre is within easy reach, making it a convenient spot with good transport links and a friendly community feel. With its desirable location and thoughtful features, this semi-detached house on Frances Avenue is a fantastic opportunity for anyone looking to settle in Wrexham. Don't miss the chance to make this lovely property your new home.

- THREE BEDROOM SEMI-DETACHED HOME
- CONTEMPORARY BATHROOM AND DOWNSTAIRS W.C
- LIGHT AND BRIGHT LOUNGE
- STYLISH FITTED KITCHEN
- TWO RECEPTION ROOMS
- PLEASANT GARDEN WITH PATIO AND STORE
- DRIVEWAY WITH CAR PORT AND GARAGE
- POPULAR & CONVENIENT LOCATION



Entrance Hallway

Welcoming entrance hallway with timber entrance door, window to front, laminate flooring. Stairs to first floor, doors to lounge, dining room and W.C.

W.C

Toilet, hand wash basin, frosted window to front, carpet flooring.

Lounge

A bright, dual aspect lounge with contemporary electric fire, carpet flooring.

Dining Room

Window to rear, opening to kitchen, laminate flooring.

Kitchen

Fitted range of wall and base units with complementary worktops, composite sink, drainer, mixer tap, single oven, electric hob with extractor over, fridge freezer, dishwasher, windows to front, rear external door to rear, quarry tile flooring, contemporary vertical radiator, spotlights.

First Floor Landing

Two windows to front, doors to bedrooms, loft access, carpet flooring.

Bedroom One

Window to rear elevation, carpet flooring.

Bedroom Two

Built-in storage cupboards, window to rear elevation, carpet flooring.

Bedroom Three

Window to front elevation, carpet flooring.

Shower Room

Modern fitted white suite with shower enclosure,

hand wash basin set in vanity unit, W.C, tiled flooring aqua panel splashbacks, contemporary radiator, frosted window to front elevation, extractor, spotlights.

Outside

To the rear, the property features a lawn with planted beds, fencing to side, adjacent rear patio, house brick outdoor store. To the front, a gate and path leads to the front door, lawn to side with mature shrubs and planting, low brick wall to front. Concrete drive leads to car port and garage with further garden area to side with lawn and planted borders.

Garage

Brick double vehicle construction with flat roof, doors, window to side.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

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

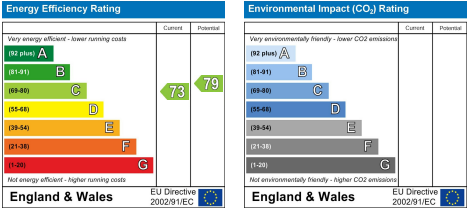
Additional Information

Gas combi boiler approx 5 years old...New roof within the past 24 months. New kitchen, new bathroom, new garage roof, new fencing, all rooms but 1 have been replastered all within the past 5 years.





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