

Town & Country

Estate & Letting Agents

Warwick Avenue, Wrexham

£110,000



Situated within a popular residential area of Wrexham, this three-bedroom property offers spacious accommodation throughout and presents an excellent opportunity for first-time buyers, families or investors alike.

The accommodation briefly comprises an entrance hall, living room, dining room and kitchen to the ground floor, with three bedrooms and a family bathroom to the first floor. The property also benefits from UPVC double glazing, a boiler approximately five years old and a roof replaced approximately five years ago.

Conveniently located close to local amenities, schools and transport links, the property provides easy access to Wrexham town centre and surrounding road networks.

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DESCRIPTION

A spacious three-bedroom property located in a popular residential area of Wrexham, benefiting from two reception rooms, UPVC double glazing, a recently replaced roof and boiler, and excellent access to local amenities and transport links.



LOCATION

27 Warwick Avenue is situated within an established residential area of Wrexham, conveniently positioned for access to local shops, schools and everyday amenities. The property also benefits from excellent transport links into the town centre and surrounding areas, making it ideal for commuters and families alike.



ENTRANCE HALL

6.78' x 11.43'

Entered through a UPVC double-glazed front door into the entrance hall, with staircase rising to the first floor situated on the right-hand side.



LIVING ROOM

12.55' x 11.92'

Living room fitted with carpet and featuring a bay window with UPVC double-glazed windows facing the front elevation of the property. Additional features include a tiled gas fire, wooden cladding to the rear wall and a radiator.



DINING ROOM

9.90' x 8.89'

Dining room fitted with a gas fire, radiator and a UPVC double-glazed window overlooking the rear elevation. Accessed through sliding wooden doors.



KITCHEN

8' x 8.85'

Kitchen featuring wood-effect cladding-style walls and partial tiling surrounding the sink area. Fitted with a range of base and wall-mounted cabinets, with space for a cooker and washing machine. The room also benefits from two built-in cupboard/pantry units.



LANDING

Landing providing access to all three bedrooms and the bathroom.



BEDROOM ONE

12.15' x 11.40'

Good-sized bedroom fitted with wardrobes and an original-style fireplace. A large UPVC double-glazed window faces the front elevation with a radiator positioned beneath.



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BEDROOM TWO

10.33' x 11.81'

Spacious bedroom fitted with wardrobes, an original-style fireplace and radiator.



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BEDROOM THREE

6.93' x 9.90'

Bedroom with a UPVC double-glazed window facing the front elevation of the property and radiator beneath the window.



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BATHROOM

5.77' x 6.43'

Bathroom fitted with a bath, WC, wash hand basin, electric shower and radiator. Also benefiting from a UPVC double-glazed window facing the rear elevation of the property.



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REAR GARDEN

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345. Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

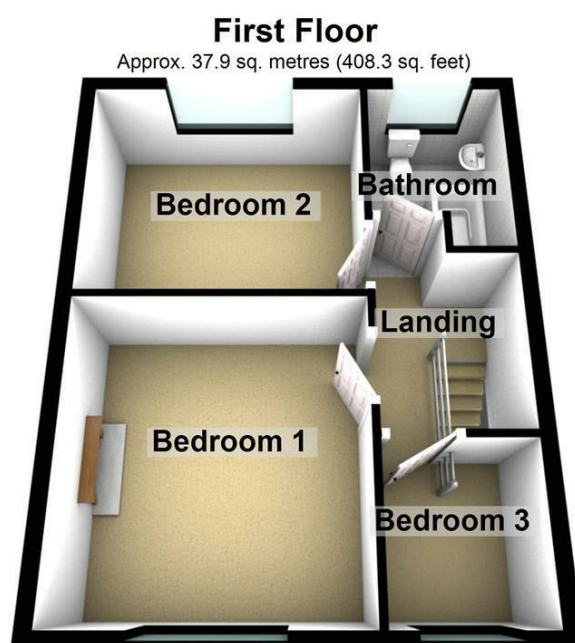
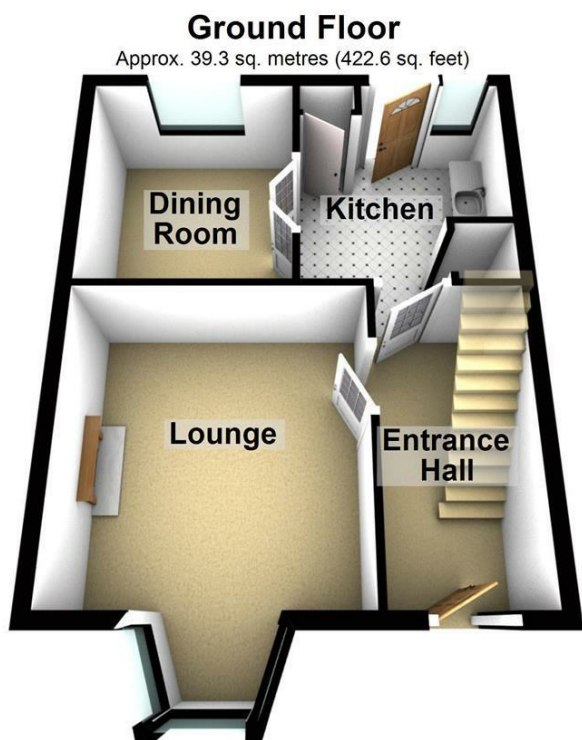
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

Tenure - Freehold

Council Tax Band - (C)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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