

# Wingetts

More than just estate agents



**20 Beech Avenue, Gresford, Wrexham, LL12 8EL**

**Price £238,000**

A spacious 3 bedroom semi detached house with driveway for 2 cars, modern kitchen and a good sized rear garden enjoying a private and sunny aspect, conveniently located within this sought after village with its range of amenities and frequent bus service to Wrexham and Chester. The accommodation has the benefit of gas fired central heating, Upvc double glazing and briefly comprises a canopy porch, entrance hall with stairs to 1st floor landing, lounge with double doors opening to the conservatory, inner hall with useful store cupboard, ground floor bathroom and cloaks/w.c. off. A stylish fitted kitchen with range style cooker and integrated dishwasher. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles, and a shower room. Externally, a double width drive alongside the front garden, gated path leads to the rear garden which includes a stone paved patio for outdoor entertaining, lawn and flower beds. Energy Rating - C (70)

## LOCATION

Located within the highly sought after village of Gresford which offers an excellent range of community facilities and social amenities including football, tennis, bowls and cricket. The village has a well regarded primary school and Darland Secondary School is within the catchment area. Chester and Wrexham are easily accessible and the A483 bypass gives access to the North West and North Wales Coast allowing for daily commuting to the major commercial and industrial centres of the region. The village offers a good selection of convenient shopping facilities together with a doctors, dentist, a choice of countryside walks.

## DIRECTIONS

Approaching from Wrexham along the A483 bypass, take the exit signposted Gresford. Take the 4th turning at the roundabout, passing The Beeches Pub and Restaurant. Continue into the village and take the left turn into Pant Olwen, left again into Poplar Avenue, right at the junction and left onto Beech Avenue where the property will be observed on the right.

## ON THE GROUND FLOOR

Canopy porch with part glazed door opening to:

### HALLWAY

Having stairs to first floor landing, radiator and part glazed door opening to:

### LOUNGE 15'8" x 11'1" (4.8m x 3.4m)

A good sized reception room with upvc double glazed window to front, wood effect laminate flooring, chimney breast with former fireplace, coving to ceiling, wall light points, radiator and double doors opening to:

### CONSERVATORY 9'10" max x 9'2" max (3m max x 2.8m max)

Upvc double glazed windows overlooking the rear garden, sliding patio doors and wood effect laminate flooring.

### INNER HALL

Quarry tiled floor, useful storage, part glazed external door, radiator and access to:

### CLOAKS/W.C

Appointed with a wash basin, low flush w.c, part tiled walls, upvc double glazed window and tiled flooring.

### KITCHEN 12'9" x 9'2" (3.9m x 2.8m)

Appointed with a modern shaker style range of base and wall cupboards complimented by wood effect work surface areas with under unit lighting incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, free standing Range cooker with extractor hood above, part tiled walls, quarry tiled flooring, upvc double glazed windows to front and rear, space for under counter fridge, space for under counter freezer, integrated dishwasher, concealed Ideal Logic gas combination boiler and pan drawers incorporating a pull-out cutlery drawer.

### BATHROOM

Appointed with a pedestal wash basin, bath with mixer tap and shower take-off and upvc double glazed window.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With ceiling hatch to roof space, dado rail, upvc double glazed window and four panel doors off.

### BEDROOM ONE 11'5" x 9'2" (3.5m x 2.8m)

Upvc double glazed window to front and radiator.

### BEDROOM TWO 14'5" into recess x 8'2" (4.4m into recess x 2.5m)

Upvc double glazed window to front and radiator.

### BEDROOM THREE 8'2" x 7'2" (2.5m x 2.2m)

Upvc double glazed window to rear and radiator.

### SHOWER ROOM

Appointed with a white suite of shower enclosure with mains thermostatic shower and Drench style shower head, circular wash bowl with mixer tap, low flush w.c, fully tiled walls, upvc double glazed window, chrome heated towel rail, tiled flooring, inset ceiling spotlights and extractor fan.

## OUTSIDE

The property is approached along a private driveway providing parking for two cars alongside a curved front garden with decorative bark, plants and timber fencing. A gated side path leads to the rear garden which enjoys afternoon and evening sun which includes a stone paved patio for outdoor entertaining and barbecues with lawned garden area beyond and flowerbeds, all of which is enclosed to provide a safe family environment.

## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).

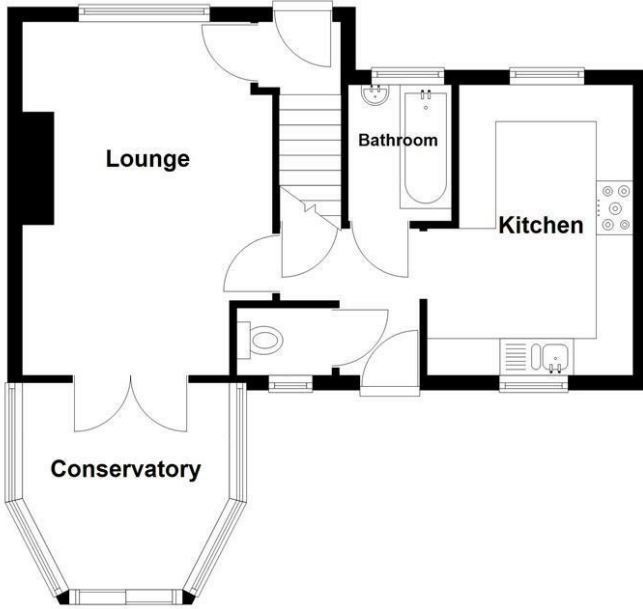




# Floor Plan

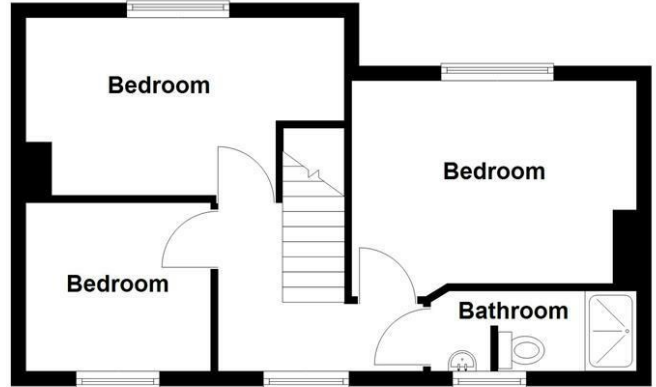
## Ground Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



## First Floor

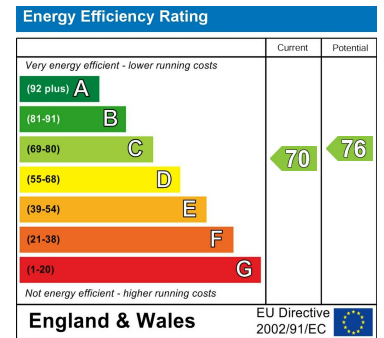
Approx. 36.4 sq. metres (392.2 sq. feet)



# Area Map



# Energy Efficiency Graph



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