

Wingetts

More than just estate agents



67 Stancliffe Avenue, Marford, Wrexham, LL12 8LN

Offers In Excess Of £380,000

A spacious 4 double bedroom detached house in this desirable residential location within the sought after village of Marford enjoying an established and private rear garden. The village and adjoining village of Gresford offer an excellent range of amenities, schools, frequent bus service and road links to Wrexham and Chester. The accommodation briefly comprises a composite entrance door opening to the vestibule, welcoming hall with stairs to 1st floor landing and useful store cupboards, good sized lounge diner with original parquet floor under the fitted carpet and access to the conservatory overlooking the rear garden, fitted kitchen/breakfast room, utility, 2 ground floor bedrooms and a shower room. The 1st floor landing connects the 2 further bedrooms and a shower room. Upvc double glazing and gas fired central heating. To the outside, a brick paved drive leads to the garage with electric door alongside a lawned garden. The rear garden is a particular feature including a paved patio area, lawn, established trees and decorative gravel. NO CHAIN. Energy Rating - D (67)

LOCATION

Stancliffe Avenue is a sought after location within the popular village of Marford which enjoys good road links to Wrexham and Chester together with a range of convenient shopping facilities in the village and adjoining village of Gresford. A frequent bus service operates between Wrexham and Chester, both primary and secondary schools are within the catchment together with a range of day to day shopping facilities, public house, dentists, hairdressers and the picturesque Maes y Pant that offers tree lined woodland walks.

DIRECTIONS

From the A483 Bypass take the exit signposted Gresford. At the roundabout take the 1st left and continue into the village. Take the second right turn after the parade of shops onto Claypit Lane, continue past the school and then take the right turn onto Stancliffe Avenue. Continue until 67 will be observed on the left.

ON THE GROUND FLOOR

Part glazed composite entrance door opens to:

VESTIBULE

With part glazed door leading to:

WELCOMING HALLWAY

With galleried staircase, useful understairs storage cupboard, radiator, ceiling light tube, Hive central heating controls and airing cupboard with radiator and slatted shelving.

LOUNGE/DINER 21'3" x 13'1" (6.5m x 4m)

A good sized reception room with living flame gas fire set within surround, upvc double glazed window overlooking the rear garden, coving to ceiling and double glazed sliding patio doors opening to:

CONSERVATORY 10'9" x 8'6" (3.3m x 2.6m)

Upvc double glazed windows on a brick plinth enjoying a pleasant aspect, upvc part glazed external door to patio area and central ceiling light.

KITCHEN/BREAKFAST ROOM 13'1" x 9'10" (4m x 3m)

Fitted with a range of base and wall units complimented by work surface areas incorporating a 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, Neff four ring gas hob with pull-out extractor above, Bosch double oven/grill, integrated fridge, corner carousel base cupboard, integrated dishwasher, serving hatch, breakfast bar, part tiled walls, radiator, pull-out larder style cupboard and upvc part glazed external door opening to:

UTILITY 14'9" x 5'10" (4.5m x 1.8m)

Fitted base and wall cupboards, work surface areas, plumbing for washing machine, space for dryer and space for fridge freezer, tiled flooring, upvc part glazed external doors to both front and rear and integral door to garage.

GROUND FLOOR BEDROOM 11'5" x 9'10" (3.5m x 3m)

Upvc double glazed window with radiator below, coving to ceiling (currently used as an additional sitting room).

BEDROOM 11'5" x 10'9" (3.5m x 3.3m)

Upvc double glazed window to front, coving to ceiling and radiator.

SHOWER ROOM 6'10" x 6'2" (2.1m x 1.9m)

Appointed with a double width shower area with splash screen, mains thermostatic shower unit and easy clean wall panels, wash basin with mixer tap set within white vanity cupboard and illuminated mirror above, w.c in vanity unit, chrome heated towel rail, part tiled walls, tiled flooring, upvc double glazed window and extractor fan.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, ceiling light tube, ceiling hatch to roof space and six panel doors off.

BEDROOM 11'5" x 10'9" (3.5m x 3.3m)

Upvc double glazed window, radiator and eaves storage cupboard.

BEDROOM 13'1" x 10'9" (4m x 3.3m)

Upvc double glazed window overlooking the rear garden, radiator and eaves storage cupboard.

SHOWER ROOM

Appointed with a corner shower enclosure with electric shower unit and wipe clean wall panels, low flush w.c, corner wash basin, chrome heated towel rail, upvc double glazed window, extractor fan, part tiled walls and tiled flooring.

OUTSIDE

The property is approached along a brick paved driveway leading to:

GARAGE 17'0" x 8'6" (5.2m x 2.6m)

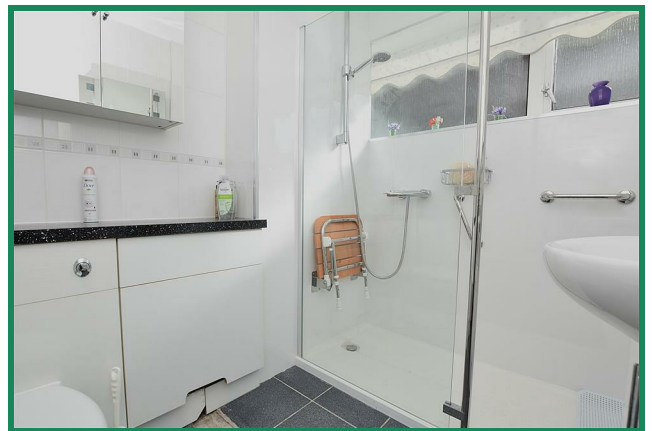
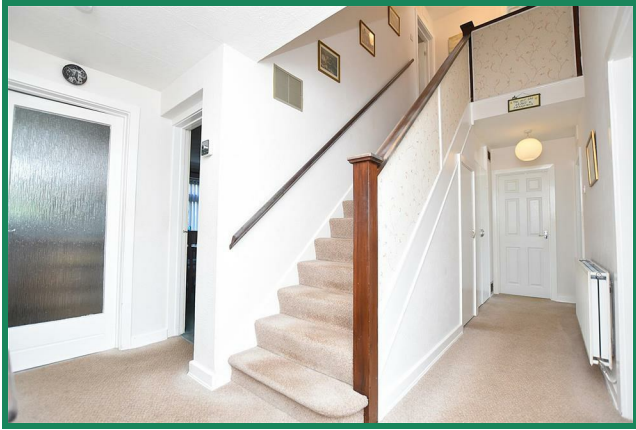
Having the benefit of a Hormann electric door, lighting and power.

GARDENS

The front garden is mainly lawned and includes flowerbeds to borders. The rear garden is a particular feature of the property enjoying a private and sunny aspect with paved patio for outdoor entertaining, established hedging, lawn, trees and decorative gravel.

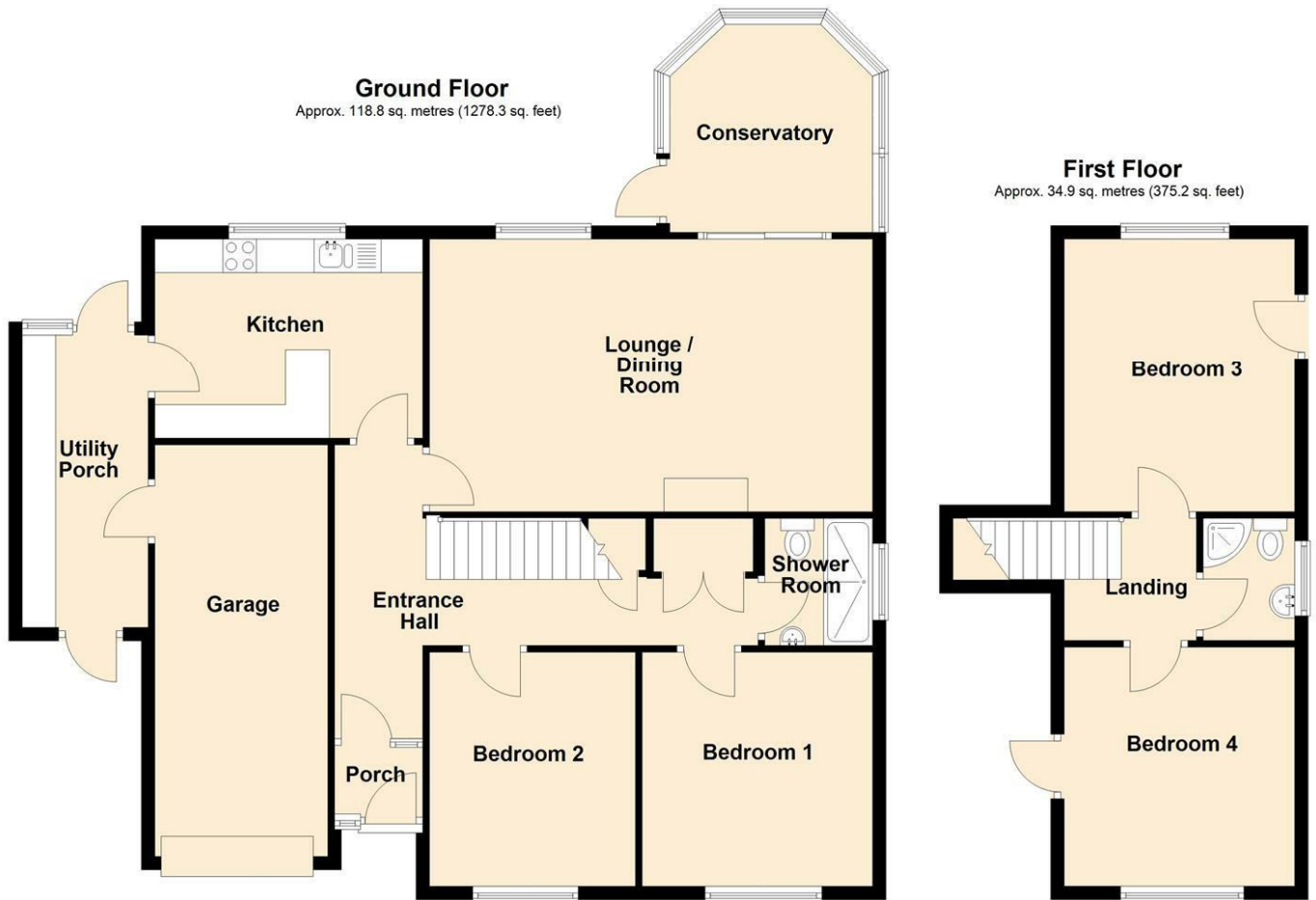
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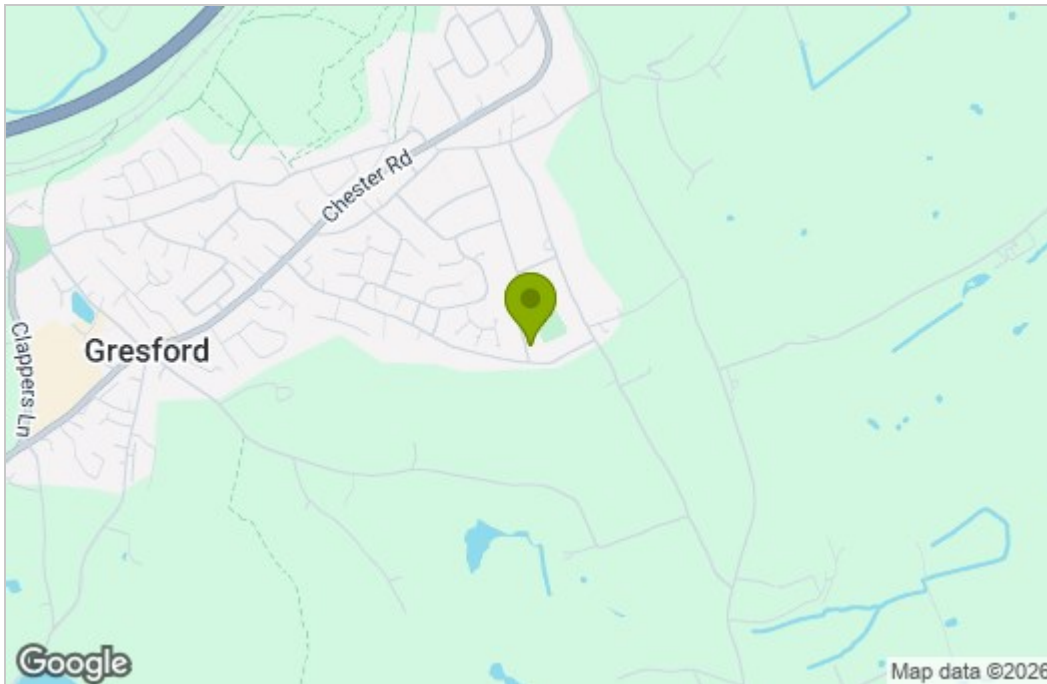




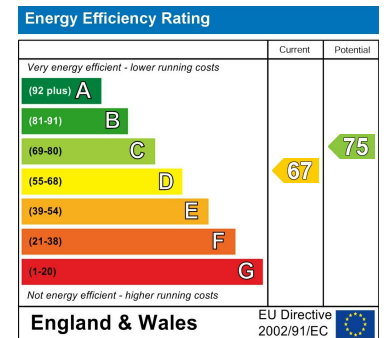
Floor Plan



Area Map



Energy Efficiency Graph



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