



**20 Cunningham Avenue, Wrexham, LL13 8SY**

**Price £160,000**

A well presented and spacious 3 bedroom end of terrace house with gated private drive for 2 cars and enclosed garden conveniently located on the outskirts of the city centre close to a wide range of amenities and public transport. The accommodation has the benefit of new carpets/floor coverings, new decoration, gas fired central heating and Upvc double glazing and briefly comprises a front entrance door opening to the good sized lounge, inner hall with stairs to 1st floor landing, understairs store, external door and connecting door to the kitchen diner appointed with a range of shaker style range of base and wall units incorporating oven and gas hob. On the first floor there are 3 good sized bedrooms, all having new carpets. The Bathroom has been appointed with a white suite including a bath and separate shower enclosure. To the outside there is a garden area to the front, together with enclosed gated parking to the rear, lawned area and decorative gravel. NO CHAIN. Energy Rating - TBC

## LOCATION

Cunningham Avenue is conveniently located on the outskirts of the city centre and therefore enjoys close proximity to a good range of shopping facilities and leisure facilities, including supermarkets, restaurants, and public transport. There are both primary and secondary schools within the catchment area together with a local doctors surgery and general store. Good road links provide easy access to the Wrexham Industrial Estate and by-pass giving access to the major commercial and industrial centres of the region.

## DIRECTIONS

From Wingetts Office proceed left along Holt Street and continue across the roundabout into Holt Road, thereafter take the right into Montgomery Road and right again. Take the next left and number 20 will be observed on the right.

## ON THE GROUND FLOOR

Part glazed entrance door opening to:

### LOUNGE 18'0" x 11'1" (5.5m x 3.4m)

A good sized reception room with upvc double glazed window overlooking the front garden, newly fitted carpet, two radiators, coving to ceiling and former chimney breast with marble hearth. A connecting door leads to:

### REAR HALL

Part glazed external door, radiator, staircase to first floor landing with useful storage area below, grey newly fitted vinyl flooring and six panel door opening to:

### KITCHEN/DINER 11'9" x 10'5" (3.6m x 3.2m)

Fitted with a range of shaker style base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, four ring gas hob with oven/grill below and pull-out extractor above, part tiled walls, tiled flooring, radiator, plumbing for washing machine and storage cupboard housing the Main gas combination boiler.

## ON THE FIRST FLOOR

Approached via the staircase from the rear hall to:

### LANDING

With gallery over stairwell, ceiling hatch to roof space with centrally boarded loft with electric light, newly fitted carpet and four panel doors off.

### BEDROOM ONE 11'1" x 9'6" (3.4m x 2.9m)

Upvc double glazed window to front, newly fitted carpet and radiator.

### BEDROOM TWO 11'9" x 11'1" (3.6m x 3.4m)

Upvc double glazed window overlooking the rear garden, radiator and built-in storage cupboard.

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

Upvc double glazed window to front, radiator and newly fitted carpet.

## BATHROOM

Appointed with a white suite of twin grip panelled bath, pedestal wash basin, low flush w.c, shower enclosure with electric shower unit, part tiled walls, chrome heated towel rail, upvc double glazed window, wood effect flooring and extractor fan.

## OUTSIDE

To the front of the property is a lawned garden with path leading to the entrance door. To the rear of the property, double gates open to a decorative gravelled drive providing parking for two cars alongside a lawned garden with privacy hedging to front and timber fencing to side, cold water tap and useful brick built store shed with electric.

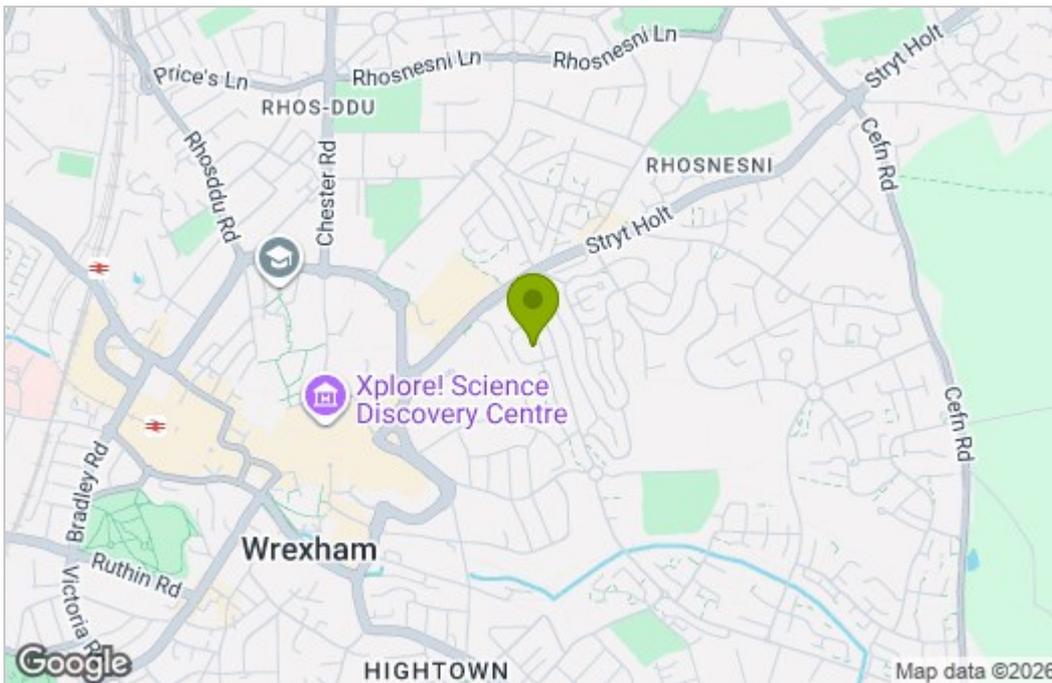
## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.





### Area Map



### Energy Efficiency Graph

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

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