



Sherwell Avenue
Wrexham


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£270,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

8 Sherwell Avenue

Wrexham, Wrexham

Welcome to this amazing 3-bed detached house, perfect for families seeking a cosy retreat. Features include a spacious conservatory, large driveway, garage, and close proximity to schools and amenities. Enjoy the peaceful rear garden and endless potential to create your dream home. Priced to sell – don't miss out! Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 3 BED DETACHED HOUSE
- LARGE DRIVEWAY AND GARAGE
- HIGHLY DESIRABLE LOCATION
- PERFECT FAMILY HOME
- CONSERVATORY OVERLOOKING A BEAUTIFUL REAR GARDEN
- EXCELLENT ACCESS TO A SELECTION OF SCHOOLS
- VAST POTENTIAL
- PRICED TO SELL


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

T: 01352 961 679 W: swainhennesseyestateagents.co.uk



Porch

Accessed via a composite door with door to integral garage and door to lounge

Lounge

15' 5" x 12' 8" (4.70m x 3.86m)

PVC double glazed window to the front aspect, wall mounted radiator, wall mounted fire with sandstone effect mantle and hearth, double doors opening to inner hallway, opening to the dining area

Dining Room

9' 10" x 8' 5" (3.00m x 2.57m)

PVC double glazed sliding doors opening to the conservatory, wall mounted radiator, multipaned glazed door opening to the kitchen

Kitchen

11' 6" x 8' 6" (3.51m x 2.59m)

A range of fitted wall, drawer and base units, granite worktop with inset stainless steel sink unit with mixer tap, built in eye level oven, inset hob with extractor hood over, space for a fridge, plumbing for a washing machine and a dishwasher, tiled splashbacks, PVC double glazed window overlooking the rear garden

Conservatory

11' 5" x 10' 3" (3.48m x 3.12m)

PVC double glazed windows to the side and rear, PVC double glazed french doors opening to the rear garden, wall mounted radiator

Inner Hallway

Stairs to the first floor, door opening to a bathroom



Wash Room

A modern suite comprising a close coupled WC and wash handbasin, panelled walls

Landing

Decorative obscure stained glass double glazed window to the side, access to roof space, doors to bedrooms, bathroom and toilet

Bedroom One

13' 4" x 11' 8" (4.06m x 3.56m)

PVC double glazed window to the front aspect, wall mounted radiator, built in wardrobes and fitted high level cupboards

Bedroom Two

13' 4" x 11' 2" (4.06m x 3.40m)

PVC double glazed window to the rear aspect, wall mounted radiator and built in wardrobe

Bedroom Three

8' 5" x 8' 0" (2.57m x 2.44m)

PVC double glazed window to the front aspect, wall mounted radiator

Bathroom

8' 2" x 5' 3" (2.49m x 1.60m)

A suite comprising a panelled bath with shower plumbed in over and pedestal wash hand basin, tiled walls, wall mounted towel radiator, obscure PVC double glazed window to the side, large storage cupboard

Toilet

Comprising a low level WC, tiled walls, obscure PVC double glazed window to the side





REAR GARDEN

A beautiful established garden with a well maintained lawn area, established hedges and flower beds, water feature, patio area with decorative pebble borders, timber fencings surround, outside tap, access to the front via a timber gate, timber storage shed and exterior electrical sockets

DRIVEWAY

4 Parking Spaces

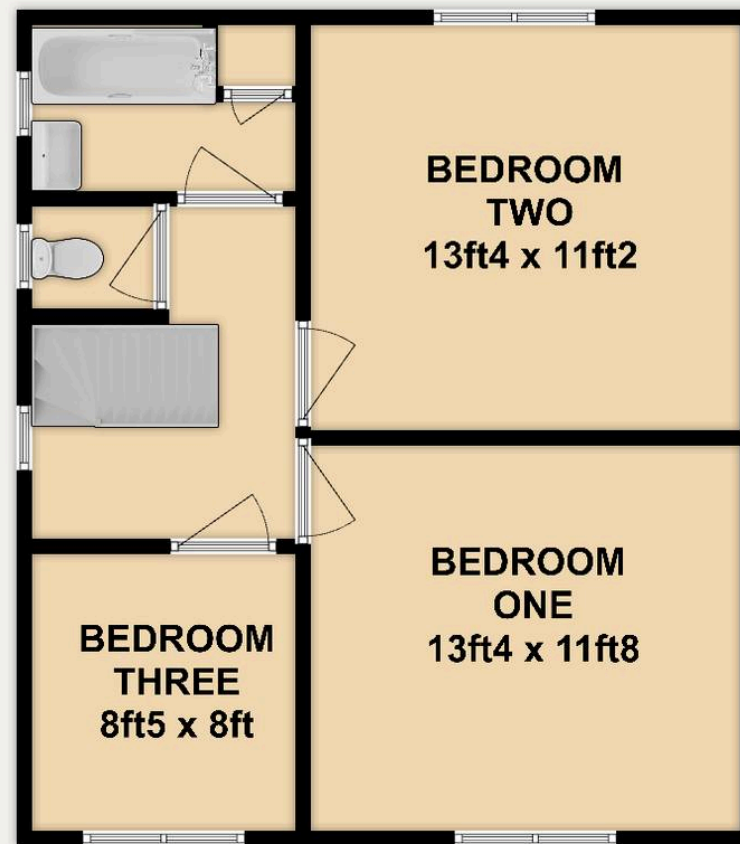
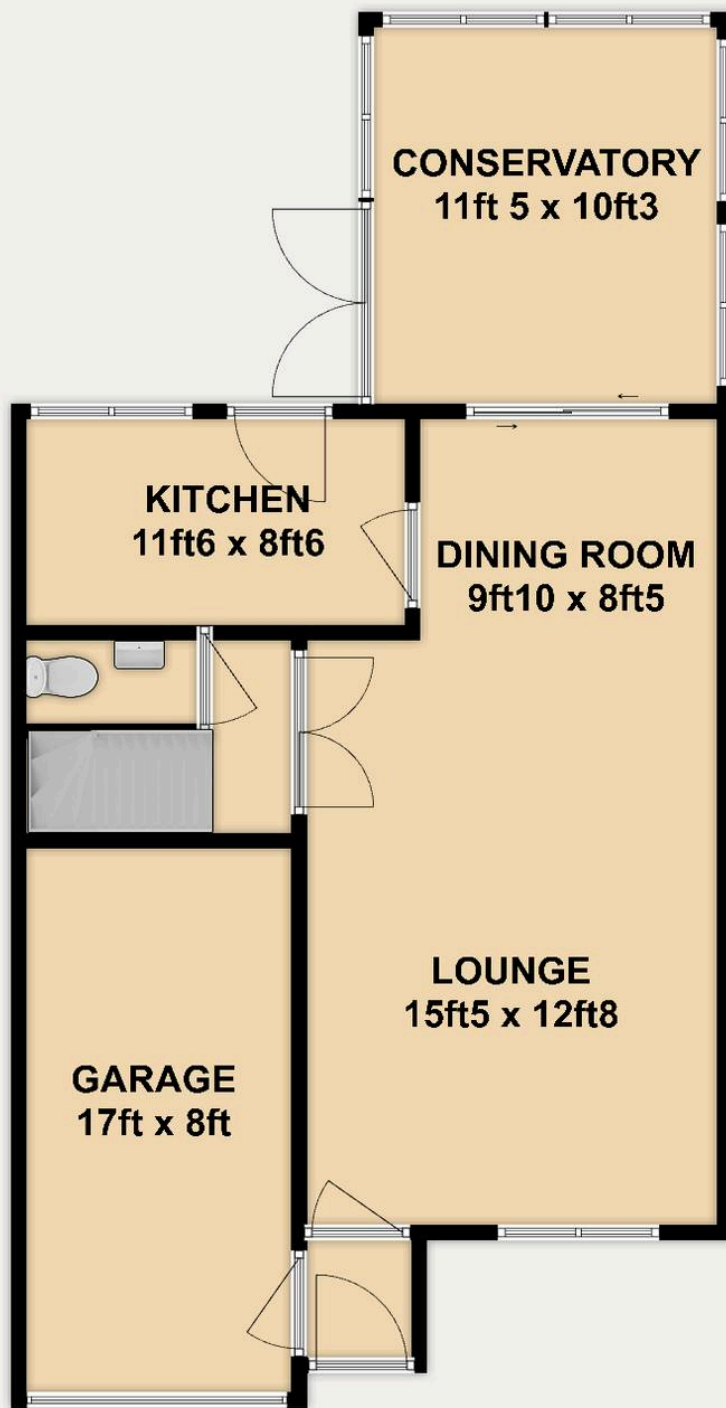
A large driveway to the front of the property with off road parking for circa 4 vehicles

GARAGE

Single Garage

Accessed via an up and over door to the front and an integral door to the porch, space for freezer and tumble dryer with power points and light, plus hot and cold water supply







SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

You can include any text here. The text can be modified upon generating your brochure.

T: 01352 961 679 **W:** swainhennesseyestateagents.co.uk