





Woodridge Avenue, Marford, Wrexham LL12 8SS

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welcome to

Woodridge Avenue, Marford Wrexham

Spacious four-bedroom detached family home with generous living accommodation, established gardens, garage and driveway, situated in a sought-after residential location close to local amenities and schools.













Agent Notes
Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Property Description
Situated within a highly desirable residential location, this spacious four-bedroom detached family home offers generous accommodation throughout and occupies an impressive plot with mature, private gardens. The property briefly comprises an entrance porch, welcoming hallway, ground floor WC, a substantial lounge filled with natural light, separate dining room with doors opening onto the rear garden, fitted kitchen, utility room and a bright conservatory overlooking the beautiful outdoor space. To the first floor are four well-proportioned bedrooms, together with a family bathroom, providing excellent practicality for growing families.

Externally, the property benefits from a driveway providing ample off-road parking, an integral garage and established front and rear gardens with lawns, mature shrubs and planting areas. The rear garden enjoys a good degree of privacy and offers an ideal space for relaxing, entertaining or keen gardeners.

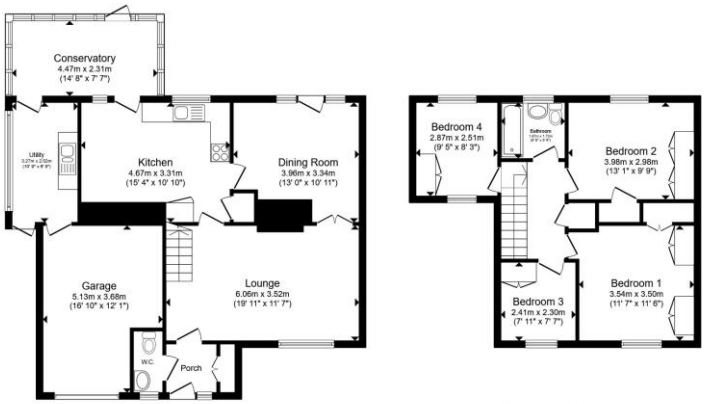
Conveniently located close to local amenities, reputable schools, transport links and Wrexham city centre, this fantastic home presents an excellent opportunity for families seeking space, potential and a sought-after setting. Early viewing is highly recommended to fully appreciate all that this property has to offer.

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Woodridge Avenue, Marford Wrexham

- Four Bedroom Detached Family Home
- Spacious Lounge & Separate Dining Room
- Conservatory Overlooking Rear Garden
- Driveway Parking & Integral Garage
- Mature Private Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: F



Total floor area 146.2 m² (1,573 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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£325,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
CHS119803 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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