



21

Wrexham | LL12 8JW

£268,000

MONOPOLY

BUY ■ SELL ■ RENT

21

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VIEWING HIGHLY RECOMMENDED"

To Appreciate this Beautifully presented and Extended Three Bedroom Detached property in the very sought after area of Acton. The property has UPVC Double Glazed windows, Gas central heating system, Single garage and off road parking. The Accommodation comprises: Entrance Porch, Lounge/ Dining Room, Garden Room, Modern Kitchen, Rear Hallway, Downstairs Cloakroom and on the first floor Three Bedrooms and a Family Bathroom.

Outside there is a driveway offering of road parking with an integrated garage and to the rear excellent sized garden.

" NO CHAIN"

Situated in a Sought after location in the Acton area of Wrexham there are numerous amenities close to hand including shops, schools and has excellent access to Wrexham Industrial estate and the A483 and major road networks beyond.

- THREE BEDROOM
- EXTENDED DETACHED HOUSE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SOUGHT AFTER LOCATION
- GARAGE
- GARDEN TO THE REAR
- GARDEN ROOM
- NO CHAIN!



ACCOMMODATION TO GROUND FLOOR

UPVC Double glazed leaded and stained front door with matching side windows giving access to Porch.

PORCH

With glass panelled door leading into the lounge.

LOUNGE/ DINING ROOM

23'3" x 12'11" (7.103m x 3.945m)

UPVC Double glazed window to the front, Adam style fire surround with marble effect tiled hearth and backdrop, with living flame gas fire inset. radiator, door leading to inner hallway.

IN DINING AREA: UPVC Double glazed sliding patio doors to the garden room, double panel radiator

GARDEN ROOM

9'10" x 9'5" (3.003m x 2.873m)

UPVC Double glazed sliding patio doors opening to the rear garden, laminate flooring.

KITCHEN/ BREAKFAST ROOM

18'0" x 11'7" (5.499m x 3.545m)

Fitted kitchen comprising a good range of wall and base cupboards with complementary worktop surfaces, incorporating a one and half bowl stainless steel sink unit with mixer tap, Integral four ring electric hob, oven, grill with stainless steel canopy extractor hood over, plumbing for washing machine, splashback tiling, Integral dishwasher, tiled floor, IN BREAKFAST AREA: single panel radiator, double panel radiator and door to rear hallway

REAR HALLWAY

UPVC Double glazed and frosted door to side, door to downstairs cloakroom.

DOWNSTAIRS CLOAKROOM

Comprising of Low level w.c., fully tiled walls, tiled floor, UPVC Double glazed frosted window to the side

INNER HALLWAY

With door giving access to the under stairs cupboard, staircase rising off to the first floor accommodation, UPVC Double glazed window to the side.

FIRST FLOOR LANDING

With access to the loft space, doors leading off to bedrooms and bathroom

BEDROOM ONE

13'1" x 11'10" (4.012m x 3.622m)

UPVC Double glazed window to the front, with single panel radiator beneath.

BEDROOM TWO

13'0" x 11'2" (3.986m x 3.418m)

UPVC Double glazed window to the rear with single panel radiator beneath, coved ceiling.

BEDROOM THREE

8'9" x 7'10" (2.671m x 2.394m)

UPVC Double glazed window to the front with single panel radiator beneath.

FAMILY BATHROOM

P Shaped panel enclosed bath with shower over, pedestal wash hand basin, low level w.c., Two UPVC Double glazed and frosted windows to the rear, Airing cupboard, ladder style radiator

OUTSIDE TO THE FRONT

Driveway to the front offering off road parking and which leads to the garage

GARAGE

With up and over door, power and light. The gas central heating boiler is located here as well.

OUTSIDE TO THE REAR

Good sized garden to the rear with paved patio area leading to lawned garden with borders housing mature bushes, shrubs and trees. There is also a garden shed and paved sitting area .

Important Information

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

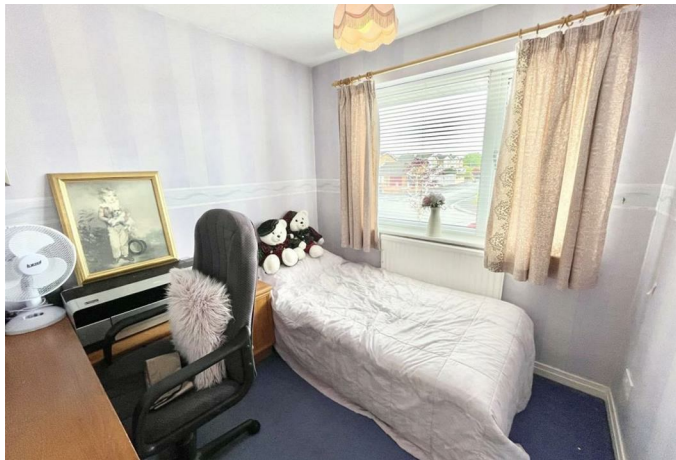
MORTGAGES

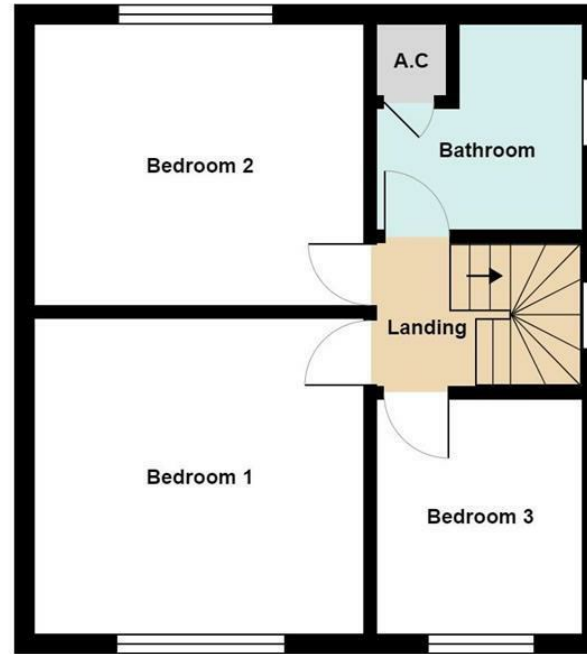
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage







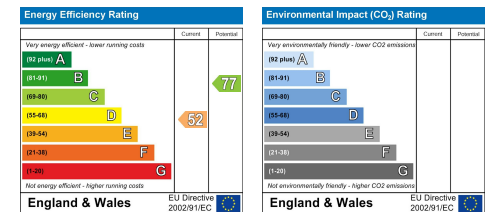
All measurements are approximate and for display purposes only

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