



## Aldford Way, Wrexham LL12 7UU

### £127,000

A fantastic opportunity to purchase a well presented and spacious two bedroom ground floor apartment just off Herbert Jennings Avenue, in Acton, Wrexham. The internal accommodation comprises an entrance hall, lounge, modern kitchen, two bedrooms and a bathroom. The apartment also benefits from an enclosed rear garden and two brick outdoor stores. The property is located in the Acton area of Wrexham close to Acton park and a short distance away from the city centre where there are a wealth of amenities as well as schools, bus routes and good access to the A483 for Chester, Oswestry and beyond. VIEWING HIGHLY RECOMMENDED!

- A GROUND FLOOR APARTMENT
- SPACIOUS LOUNGE
- BATHROOM
- POPULAR & CONEVENIENT LOCATION
- TWO BEDROOMS
- FANTASTIC MODERN KITCHEN
- REAR GARDEN
- VIEWING HIGHLY RECOMMENDED!



## Entrance hall

Upvc front door, laminate flooring, doors to lounge, bedrooms, kitchen, bathroom and two storage cupboards.

## Lounge

4.20 x 3.68 (13'9" x 12'0")

Carpet, window to front, gas fire with complementary surround.

## Kitchen/Breakfast room

4.15 x 3.69 (13'7" x 12'1")

Stunning modern fitted range of wall and base units, complementary worktops, composite sink/drain, mixer tap, single oven, extractor, hob, space for fridge freezer, storage cupboard with Worcester gas boiler, window and external door to rear.

## Bedroom One

3.62 x 3.34 (11'10" x 10'11")

Carpet, window to front.

## Bedroom Two

3.26 x 2.48 (10'8" x 8'1")

Carpet, window to rear.

## Bathroom

1.81 x 1.75 (5'11" x 5'8")

Panel bath, mains shower over, wc, sink, window to rear, tiled walls and floor, extractor, chrome towel rail.

## Outside

Front - Path to front door, lawn to side.

Rear - garden enclosed with fencing, patio, lawn, two outdoor storage sheds of brick construction, gate to access path.

## IMPORTANT INFORMATION

Ground rent/ service charge of £150 yearly

\*Key facts interactive report link available in video tour and brochure sections. \*

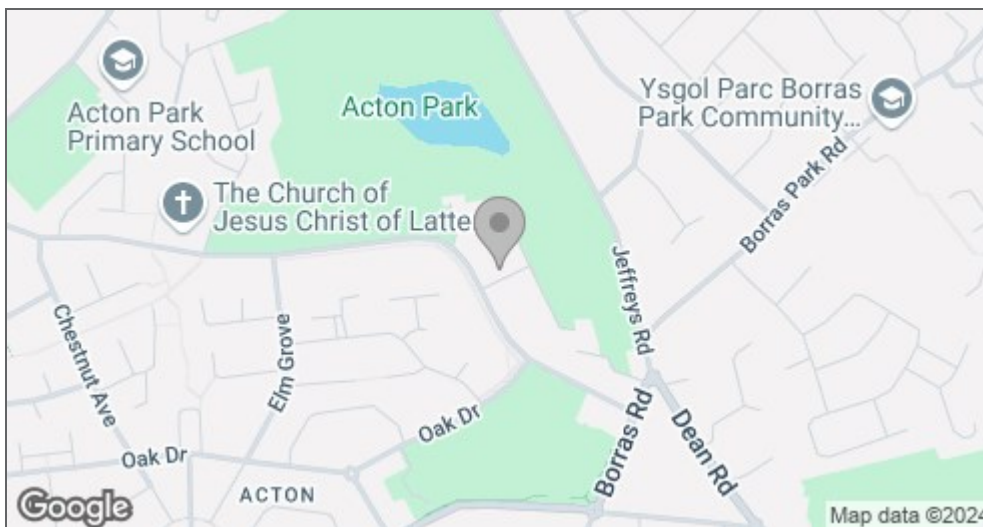
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 details must therefore be taken as a guide only.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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