



82

Wrexham | | LL12 8AS

£269,500

MONOPOLY
BUY ■ SELL ■ RENT

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"VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to offer For Sale this brilliant opportunity to purchase a beautifully presented, Three Bedroom semi detached property situated in the sought after Acton area of Wrexham.

The stylish internal accommodation comprises an Entrance Hall, Downstairs cloakroom, Lounge, Kitchen/ Dining Room, to the ground floor and Three bedrooms and a Family Bathroom to the first floor. Externally there is ample off road parking and an attractive rear garden.

Situated in a Sought after location in the Smithy Lane 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
- SEMI DETACHED HOUSE
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GOOD SIZED GARDENS TO THE FRONT AND REAR
- GARAGE
- OFF ROAD PARKING



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a Feature covered Porch with tiled step and UPVC Double glazed and frosted door with matching side windows.

ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, understairs storage space, laminate flooring, double panel radiator, door to lounge.

CLOAKROOM W.C.

With low level w.c, wash hand basin, laminate flooring.

LOUNGE

13'0" x 10'7" (3.979m x 3.248m)

With UPVC Double glazed bay window to the front, laminate flooring, double panel radiator, recess for fireplace

KITCHEN/ DINER

17'5" x 11'11" (5.310m x 3.634m)

Fitted kitchen comprising a range of wall and base cupboards with complementary worktop surfaces incorporating one and half bowl stainless steel sink unit with mixer tap, built in four ring gas hob, electric oven/grill with stainless steel canopy extractor hood above, space and plumbing for washing machine, Space for fridge/ freezer,

In Dining Area : With UPVC Double glazed door opening to the rear garden, with matching windows either side, recessed fireplace, laminate flooring, double panel radiator, spotlights to the ceiling, TV aerial point.

FIRST FLOOR LANDING AREA

UPVC Double glazed and frosted window to the side, access to the loft space, doors leading off to the bedrooms and bathroom.

BEDROOM ONE

13'0" x 10'7" (3.986m x 3.240m)

With UPVC Double glazed bay window to the front, double panel radiator, TV aerial point

BEDROOM TWO

11'10" x 10'6" (3.626m x 3.220m)

With UPVC Double glazed window to the rear, double panel radiator,

BEDROOM THREE

6'10" x 6'3" (2.107m x 1.918m)

With UPVC Double glazed window to the front, single panel radiator, TV aerial point

FAMILY BATHROOM

Good sized bathroom comprising of Panel enclosed bath with shower over, pedestal wash hand basin, low level w.c. single panel radiator, UPVC Double glazed and frosted window to the side, spotlights to the ceiling, extractor fan, half height tiled walls.

OUTSIDE TO THE FRONT

Decorative stone driveway to the front with off road parking for two to three vehicles, and which gives access to the single garage with up and over door. The garden itself is laid mainly to lawn, with panel enclosed fencing to side boundaries.

OUTSIDE TO THE REAR

Large paved patio/ sitting area which leads to the lawned garden with panel enclosed fencing to boundaries.

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 details must therefore be taken as a guide only.

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

ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.





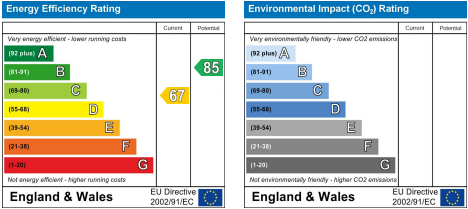


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