

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



Box Lane, Wrexham, LL12 8BY

Price £280,000

Reference: 19222215

Date: Add text here

**TENURE:** Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

**POSSESSION:** Add text here

**SERVICES:** Add text here

**OUTGOINGS:** Council Tax Band details available from Wrexham County Borough Council

**VIEWING:** Add text here



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

29 Holt Street, Wrexham, LL13 8DH  
Tel: 01978 353553 Email: sales@wingetts.co.uk

www.wingetts.co.uk

Wingetts





## Description

A well presented 3 bedroom bay window fronted semi detached home with gated driveway and private rear garden that enjoys a sunny aspect, located within this sought after area close to the picturesque Acton Park, schools, convenient amenities and a frequent bus service. Blending modern day comforts with period features that includes cast iron fireplaces, herringbone patterned wood block flooring and picture rails, the accommodation briefly comprises an enclosed porch with Oak door opening to the welcoming hall with staircase to 1st floor landing, cloaks/w.c. and useful store cupboard. Family sized dining room with bay window, lounge with open fire, woodblock floor and double doors opening to the conservatory giving access to the rear garden. Fitted kitchen with gloss fronted base and all cupboards and rear stable door. The 1st floor landing includes an airing cupboard and attractive 4 panel pitch pine doors to all rooms. 2 double bedrooms and a good sized single bedroom together with a family bathroom with shower over the bath. Externally, a gated gravel drive provides ample parking and privacy hedging. The rear garden is a particular feature with full width patio area, lawned garden and brick built store shed, all of which is enclosed to provide a safe environment. Energy Rating - E (39)

### LOCATION

Box Lane has long been established as a much favoured residential area just off Chester Road therefore having easy access to the frequent bus service into Wrexham and Chester, good road links to the A483 by pass that connects Wrexham with Shropshire, Chester and the North West. Both primary and secondary schools are within walking distance together with the picturesque Acton Park, centred around a fishing lake. The nearby Garden Village shops offer convenient facilities and the Acton Public House and restaurant are within easy reach.



### DIRECTIONS

From Wrexham city centre proceed along Chester Street and Chester Road for approx. 1 mile taking the right hand turn into Box Lane just before The Acton Pub and the property will be observed after a short distance on your left.

### ON THE GROUND FLOOR

Upvc par glazed entrance door opening to:

### ENCLOSED PORCH

With upvc double glazed windows to front and side, wood effect laminate flooring and oak entrance door opening to the:

### WELCOMING HALLWAY

Featuring Herringbone pattern wood block floor, stairs to first floor landing with useful storage cupboard below, radiator, coving to ceiling and leaded window to front.

### CLOAKS/W.C

Appointed with a low flush w.c, wash basin with mixer tap, upvc double glazed window and attractive tiles to wall and floor.

### LOUNGE

12'4 x 12'0

Having a continuation of the Herringbone pattern wood block floor, open fire set within cast iron surround with tiled insert and hearth, picture rail, radiator and double doors opening to the:

### CONSERVATORY

12'2 x 8'2

A useful addition to the property having double glazed windows on a brick plinth and upvc double glazed French doors leading to the rear garden, tiled flooring, radiator and wall light.

### DINING ROOM

12'5 x 12'4

Upvc double glazed bay window to front, radiator, cast iron period fireplace with tiled hearth, Herringbone pattern wood block floor and picture rail.

### KITCHEN

15'7 x 9'6 max

Fitted with a range of gloss fronted base and wall cupboards with chrome handles complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, double oven/grill, four ring gas hob with stainless steel splashback and extractor hood above,

plumbing for washing machine, provision for dishwasher, space for fridge freezer, upvc double glazed window to side, tiled floor and part glazed stable door to the rear garden.

### ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With upvc double glazed window to side, ceiling hatch to roof space with pull-down loft ladder, four panel pitched pine doors to all rooms, radiator and airing cupboard housing the hot water cylinder with slatted shelving.

### BEDROOM ONE

13'6 x 11'2

A light and airy bedroom with upvc double glazed walk-in bay window to front, exposed wood flooring, picture rail and radiator.

### BEDROOM TWO

11'6 x 9'9

Upvc double glazed window overlooking the rear garden, radiator, built-in wardrobes and central shelf.

### BEDROOM THREE

8'4 x 7'5

Upvc double glazed window to front, radiator and picture rail.

### BATHROOM

8'3 x 4'8

Appointed with a white suite of low flush w.c, pedestal wash basin with mixer tap, bath with mains thermostatic shower and Drench style shower head, two upvc double glazed windows, fully tiled walls, chrome heated towel rail, tiled floor, inset ceiling spotlights and shaver socket.

### OUTSIDE

The property is approached through double gates to a gravelled driveway providing ample parking and guest parking together with privacy hedging to front boundary. A gated path to the side of the property leads to the rear garden which is a particular feature of the property and is ideal for outdoor entertaining for both children and adults and includes a stone paved full width patio area for alfresco dining, useful brick built store shed, decorative slate borders and a garden gate that leads to the lawned area with timber shed and timber decked seating area, all of which enjoys a good degree of privacy and a sunny aspect.

### COUNCIL TAX BAND - E