



Cavendish Square, Wrexham, LL12 8AD

Price £267,500

Reference: 19276125

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



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## Description

An extended and well presented 3 bedroom detached family home located in this sought after area within close proximity to good road links, schools and the picturesque Acton Park. Featuring a private and sunny aspect rear garden, the accommodation has the benefit of gas central heating and Upvc double glazing and briefly comprises an enclosed entrance porch, hall with stairs to 1st floor landing and useful store cupboard. Light and airy Lounge with an open aspect to the dining room with connecting door into the good sized kitchen that overlooks the rear garden with an extensive range of fitted base and wall cupboards. The 1st floor landing gives access to the 3 bedrooms and a shower room. 2 of the bedrooms are doubles and the main bedroom has fitted wardrobes. The recently upgraded shower room has a double width walk in shower. Externally a brick paved drive leads to the garage alongside a lawned garden. The enclosed rear garden enjoys a private and sunny aspect with paved patio, lawned area and flower beds. NO CHAIN. Energy Rating - D (61)

### LOCATION

The area has been established as a sought after location for many years due to its proximity to the picturesque Acton Park which is centred around its fishing lake and is popular amongst walkers. Excellent road links provide easy access to Wrexham Industrial Estate and the A483 by pass that allows for daily commuting to the major commercial and industrial centres of the region. A frequent bus service to Wrexham and Chester is within walking distance together with a Public House. A range of convenient shopping facilities and amenities are also available nearby in Borrass and Little Acton.



### DIRECTIONS

From Wrexham city centre proceed along Chester Street into Chester Road for approx. ¼ of a mile taking the right hand turn into Box Lane. Continue past the school and down the hill taking the left turn onto Richmond Road, turn left into Cavendish Square, follow the road to the right and the property will be observed on the left.

### ON THE GROUND FLOOR

Upvc sliding patio door opening to:

### ENCLOSED PORCH

With upvc double glazed side window and part glazed door opening into:

### WELCOMING HALLWAY

Having stairs to first floor landing with useful storage cupboard below, radiator, six panel white woodgrain effect doors off and parquet flooring beneath the carpet.

### LOUNGE

12'9 x 11'8

Upvc double glazed window overlooking the front garden, radiator, electric fire in surround with potential for open fire behind, parquet flooring beneath the carpet, coving to ceiling and an open aspect to:

### DINING ROOM

9'9 x 8'5

Upvc double glazed window overlooking the rear garden, radiator, parquet flooring beneath the carpet. and six panel white woodgrain effect connecting door to:

### KITCHEN

Fitted with a shaker style range of white fronted base and wall cupboards complimented by wood effect work surface areas incorporating a 1 ½ bowl ceramic sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, pan and cutlery drawers, double oven/grill, four ring gas hob with stainless steel extractor hood above, tiled flooring, plumbing for washing machine, inset ceiling spotlights, radiator, upvc double glazed window to rear and upvc part glazed external door. A separate fire proof door leads into the garage and door to hallway.

### ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With gallery over stairwell, upvc double glazed window to side, ceiling hatch to roof space, digital central heating timer control, storage cupboard housing the Worcester gas combination boiler. And six panel white woodgrain effect doors off.

### BEDROOM ONE

11'0 x 10'2

Fitted with a good range of mirror fronted wardrobes, upvc double glazed window to front and radiator.

### BEDROOM TWO

12'1 x 8'9

Upvc double glazed window to rear, radiator and recessed storage area.

### BEDROOM THREE

8'6 x 6'9

Upvc double glazed window to front and radiator.

### SHOWER ROOM

7'4 x 5'4

Recently updated with a modern white suite of w.c and wash basin with mixer tap set within white gloss fronted vanity unit, double width shower with mains thermostatic shower, Drench style shower head and splash screen, chrome heated towel rail, upvc double glazed window, part tiled walls and part easy clean wall panels to shower area, inset ceiling spotlights and extractor fan.

### OUTSIDE

The property is approached along a brick paved driveway which leads to:

### GARAGE

16'3 x 8'5

Having wooden up and over door, lighting and power.

### GARDENS

The front garden is mainly lawned. A gated brick paved side path leads to the rear garden which is a particular feature of the property enjoying a good degree of privacy and a sunny aspect. The garden includes a full width patio area which is ideal for outdoor entertaining, decorative slate flowerbeds with lawned garden beyond, cold water tap and additional side storage area, all of which is enclosed to provide a safe family environment.

### COUNCIL TAX BAND - E