



29 Acton Gardens , Wrexham, LL12 8DE

A unique opportunity to purchase this spacious 3 bedroom mews style family home boasting 2 walk on balconies, an established garden and garage with storage area above originally forming part of the Acton Hall Estate and situated within a quiet cul de sac of similar properties on the fringe of the picturesque Acton Park centred around its fishing lake and boasting the Tree of the Year 2023. The accommodation has the benefit of gas fired central heating and Upvc double glazing and briefly comprising a covered walkway to the entrance door, hall with stairs to 1st floor landing and store cupboard, well proportioned lounge with walk in bay window overlooking the garden, dining/sitting room, fitted kitchen, cloaks/w.c. The 1st floor landing gives access to the 3 good sized bedrooms, 2 of which have balconies, shower room and separate wash room. Externally, parking is provided to the front of the garage and a path continues to the rear garden which offers a lovely outdoor entertaining area to include a patio, lawned garden and well stocked flower beds. NO CHAIN. Energy Rating - D (63)

Price £285,000

29 Acton Gardens

, Wrexham, LL12 8DE



- A unique opportunity to purchase this spacious mews style family home
- Covered walkway to the entrance door, hallway
- Three good sized bedrooms (2 with walk-on balconies)
- Established garden to rear
- Originally forming part of the Acton Hall Estate
- Well proportioned lounge, dining/sitting room
- Shower room, separate wash room
- On the fringe of the picturesque Acton Park
- Fitted kitchen, cloaks/w.c
- Parking to front

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

LOUNGE

19'1 x 12'0 (5.82m x 3.66m)

DINING/SITTING ROOM

19'3 x 11'5 (5.87m x 3.48m)

KITCHEN

16'0 x 6'6 (4.88m x 1.98m)

CLOAKS/W.C

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

14'3 x 10'0 (4.34m x 3.05m)

WALK-ON BALCONY

10'4 x 5'8 (3.15m x 1.73m)

BEDROOM TWO

12'8 x 8'5 (3.86m x 2.57m)

WALK-ON BALCONY

19'9 x 8'4 (6.02m x 2.54m)

BEDROOM THREE

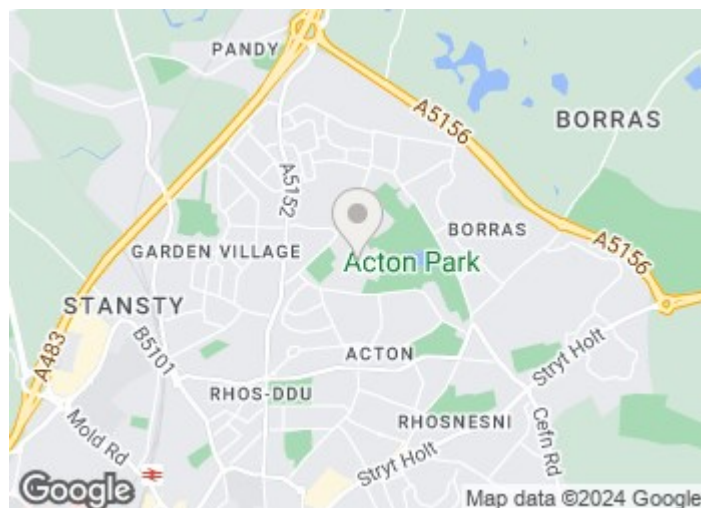
13'9 x 9'3 (4.19m x 2.82m)

SHOWER ROOM

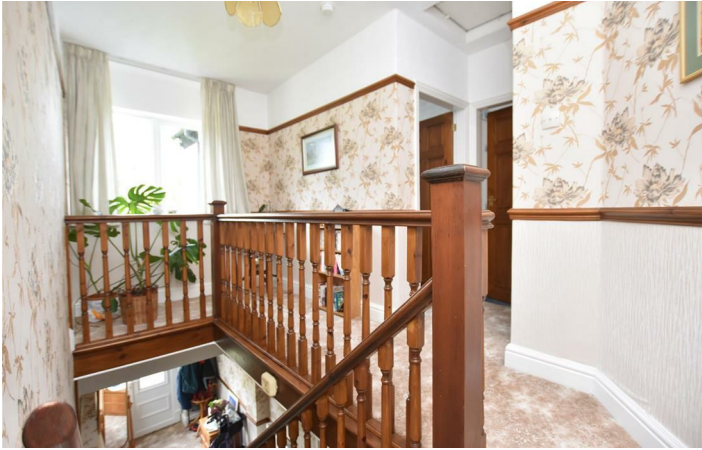
SEPARATE WASH ROOM

OUTSIDE

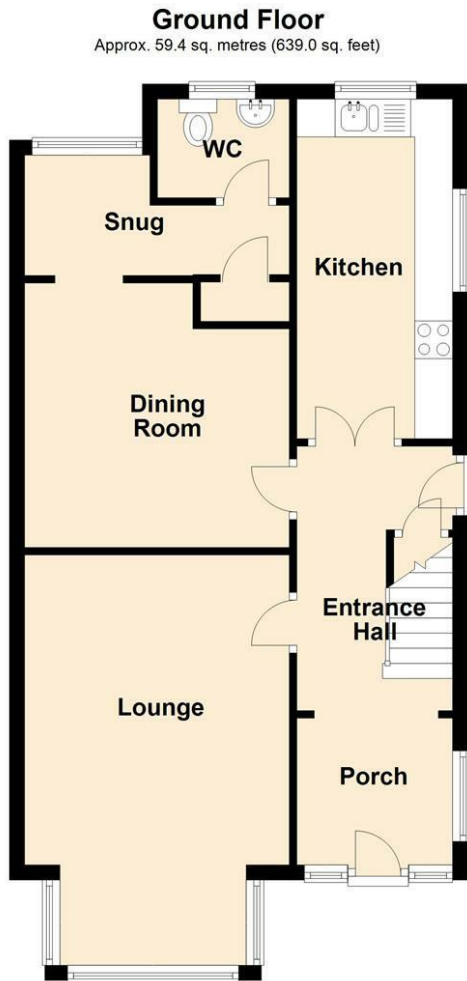
COUNCIL TAX BAND - E



[Directions](#)



Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	