



Acton Gardens, Wrexham, LL12 8DE  
**Price** £250,000

Reference: 19393070

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

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)

### LOCATION

The popular and conveniently located Acton Gardens is situated approx ¾ of a mile from Wrexham City Centre and all its shopping facilities, restaurants, cafes and public transport services yet enjoys the surroundings of the historic Acton Park which was created in 1790's' for Sir Foster Cunliffe and hosts a habitant of wildlife, established trees and tennis courts. Part of the original garden walls to Acton Hall still remain and are visible from this property. The area has a mix of local shops, primary and secondary schools and frequent bus service. Excellent road links provide easy access to Wrexham, Chester and Shropshire.



### DIRECTIONS

Proceed from Wrexham City Centre along Chester Road for approximately ¾ of a mile taking the right turn into Box Lane just after the Four Dogs former entrance to the original Acton Hall. Proceed past Acton School and thereafter turn right onto Acton Gardens, continue for approx 100 yards and then bear right. Follow the road into the cul de sac and the property will be observed on the left. Walk under the covered porch and the entrance door is on the right.

### ON THE GROUND FLOOR

Covered walkway with lantern style welcome light and upvc part glazed entrance door opening to:

### HALLWAY

With stairs to first floor landing and useful storage cupboard below, picture rail, radiator, radiator, dado rail, upvc part glazed door opening to the garden and upvc double glazed window to side.

### LOUNGE

19'1 x 12'0

A spacious reception room enjoying a pleasant aspect overlooking the garden through upvc double glazed walk-in bay window, two radiators, stone fire surround, coving to ceiling and picture rail.

### DINING/SITTING ROOM

19'3 x 11'5

Upvc double glazed window to front, wall light points, recessed shelving, two radiators and storage cupboard.

### KITCHEN

16'0 x 6'6

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a 1 ½ bowl sink unit with mixer tap and upvc double glazed window above, four ring gas hob, Bosch double oven/grill, plumbing for dishwasher, upvc double glazed window to side, part tiled walls and radiator.

### CLOAKS/W.C

Appointed with a low flush w.c, wash basin with mixer tap set within vanity unit, upvc double glazed window and radiator.

### ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With gallery over stairwell, ceiling hatch to roof space, dado rail, picture rail, upvc double glazed window overlooking the garden and six panel doors off.

### BEDROOM ONE

14'3 x 10'0

Having the benefit of mirror fronted floor to ceiling wardrobes with dressing table, radiator, picture rail, wall light points and upvc double glazed French door and matching side windows opening to:

### WALK-ON BALCONY

10'4 x 5'8

With decorative balustrade and space for a cafe style table and chairs.

### BEDROOM TWO

12'8 x 8'5

Two door fitted wardrobes and storage cupboard housing the Worcester gas combination boiler and upvc double external door with matching side windows opens to:

### WALK-ON BALCONY

19'9 x 8'4

Having decorative metal balustrade.

### BEDROOM THREE

13'9 x 9'3

A good sized third bedroom with upvc double glazed bow window with deep sill and radiator.

### SHOWER ROOM

Appointed with a modern suite of oversized walk-in shower unit with mains thermostatic shower, Drench style shower head and splash screen, wash basin in gloss white vanity cupboard with illuminated mirror above, fully tiled walls, upvc double glazed window, radiator and heated towel rail.

### SEPARATE WASH ROOM

Appointed with a low flush w.c, bidet, wash basin within vanity cupboard, radiator and part tiled walls.

### OUTSIDE

A parking area is situated to the front of the garden 18'0 x 9'0 with wooden steps leading to a useful storage area within the roof space. A path continues past the entrance door to the garden which features an Indian stone paved patio with lawned garden beyond and well stocked flowerbeds.

### COUNCIL TAX BAND - E