



35 Acton Park Way, Wrexham, LL12 7LE
Offers In The Region Of £105,000

An excellent opportunity to purchase this spacious ground floor apartment having gas central heating, UPVC double glazing. The apartment is being sold with tenant in situ, paying £575 per calendar month giving a great potential yield for any investor. This spacious internal living accommodation comprises; impressive Entrance Hall with excellent storage, Lounge, separate kitchen with utility off, 2 good sized bedrooms and a bathroom with shower over bath. Outside the property is approached via a paved path with communal garden area and steps leading to the communal parking. An internal inspection is essential to fully appreciate what is on offer for sale.

Please call Wingetts to arrange an appointment.

Energy Rating – C (73)

LOCATION

From Wrexham Town Centre proceed along Chester Street into Chester Road and continue for approx. ½ mile taking a right hand turning into Box Lane just prior to the Acton Park Public House. Thereafter take the next right hand turning into Herbert Jennings Avenue and second right into Chestnut Avenue, take the first right into St Margarets Way and then left towards Acton Park, where No. 55 will be observed facing the communal parking.

DIRECTIONS

Acton Park Way is located in the convenient and popular residential area of Acton which enjoys close proximity to the picturesque Acton Park as well as enjoying good communication links to the major commercial and industrial centres of the region via the A483 Wrexham, Chester and Oswestry bypass. There is a regular public transport service that operates nearby as well as a range of day to day shopping facilities and social amenities.

ON THE GROUND FLOOR

UPVC part glazed entrance door opening to:

ENTRANCE HALLWAY

With useful storage cupboards and 6 panel white wood grain doors off to all rooms, fitted carpet, radiator, mains wired smoke alarm and Worcester Boiler.

LOUNGE 16'4 x 10'4 (4.98m x 3.15m)

This inviting space enjoys a double glazed window that allows an abundance of natural light to flood the room, creating a warm and welcoming family lounge. Having fitted carpet, power points and radiator.

KITCHEN 10'3 x 6'4 (3.12m x 1.93m)

Fitted kitchen with a range of wall and base units and worktops, power points, laminate flooring, sink with drainer and mixer tap. Additionally, there is a utility area off with double glazed window and plumbing for washing machine.

BEDROOM ONE 10'1 (max)x 14'4 (max) (3.07m (max)x 4.37m (max))

Double bedroom with fitted carpet, double glazed window, radiator, power points and fitted wardrobe.

BEDROOM TWO 9'10 x 9'2 (3.00m x 2.79m)

Double bedroom with fitted carpet, double glazed window, radiator and power points.

BATHROOM 6'6 (max) x 5'5 (max) (1.98m (max) x 1.65m (max))

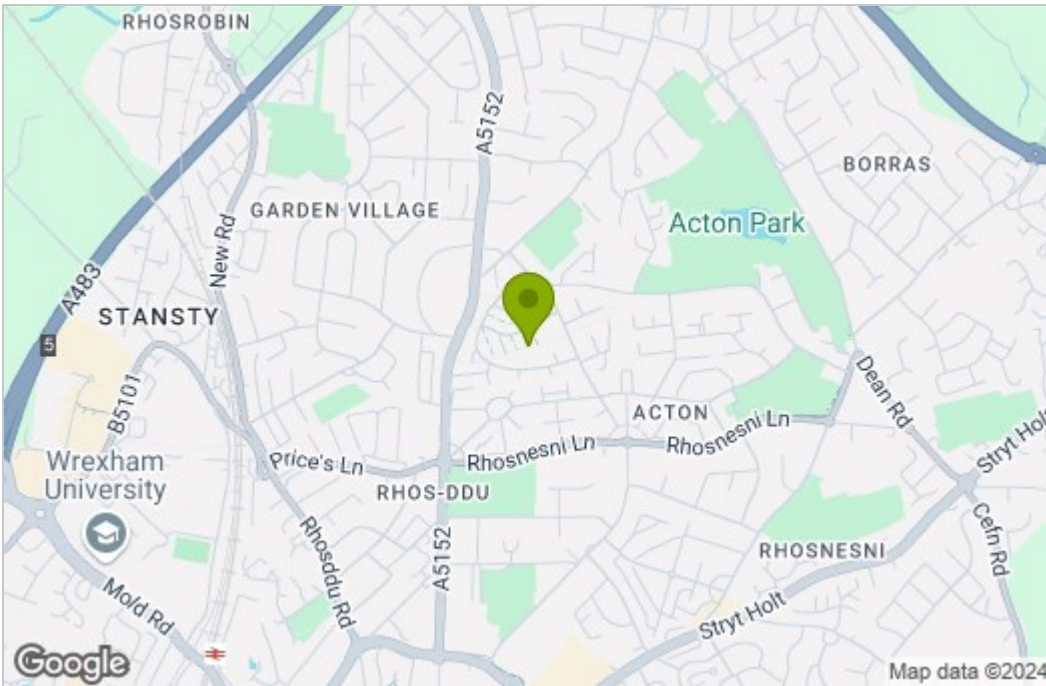
The bathroom is appointed with a modern white suite of pedestal wash basin, low flush w.c and bath with shower over. Fully tiled walls and tiled floor and heated towel rail.

EXTERIOR

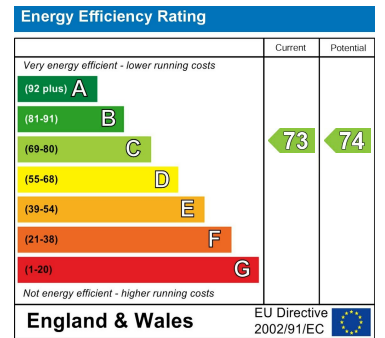
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Floor Plan

Area Map



Energy Efficiency Graph



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