



**26 Acton Road, Wrexham, LL11 2NA**

**Price £560,000**

North Grove is a stunning example of a spacious detached 4/5 bedroom Edwardian residence set within large gardens having been sympathetically renovated to create a lovely family home offering an array of charming period features throughout and the benefit of energy efficient solar panels. Conveniently located on the fringe of the city centre close to a range of amenities including schools, shops and public transport together with excellent road links to Chester, the North West and Shropshire. This double fronted home with its high corniced ceilings, impressive period fireplaces and radiators together with a beautiful mosaic tiled floor briefly comprises an open fronted porch, leaded and stained glass panelled entrance door opening to the welcoming hall with solid staircase and access to the cellar, sitting room, dining room, snug with log burner, bespoke fitted kitchen/breakfast room, utility and shower room. The 1st floor landing gives access to the 4 double bedrooms, 1 with en-suite shower room, 5th bedroom/home office and beautifully appointed family bathroom. To the outside, a gated drive provides ample parking alongside the front garden and leads to the large brick garage with workshop. The rear garden is a particular feature offering excellent outdoor entertaining space for both children and adults including a covered veranda overlooking the patio, large lawn, summerhouse and established flower beds. NO CHAIN. Energy Rating - E (44)



## LOCATION

Superbly located on the fringe of the city centre close to the frequent Wrexham to Chester bus service. The city centre offers a wealth of shopping facilities, cafes, restaurants, supermarkets and both bus and train stations. Good road links give access to Chester, Shropshire and the North Wales coast. There are both primary and secondary schools within the catchment area together with the picturesque Acton Park.

## DIRECTIONS

From Wrexham City Centre proceed along Chester Street, across the roundabout onto Chester Road. At the next roundabout take the 1st exit onto Prices Lane and 1st left into Acton Road where the property will be observed on the left.

## ON THE GROUND FLOOR

Leaded and stained glass panelled entrance door with Victorian lantern style welcome light and doorbell opening to:

## IMPRESSIVE HALLWAY

With pitched pine solid staircase with side panelling, beautiful original patterned floor tiles, period radiator, high ceilings that continue throughout the property, Bakelite light switches, cornice ceiling, dado rail and six panel doors off to all rooms.

## SITTING ROOM 17'0 x 14'0 plus bay window (5.18m x 4.27m plus bay window)

A light and airy reception room featuring a large walk-in bay window with plantation shutters, side window with plantation shutters, Period marble fireplace with open fire and glazed tiled hearth, useful storage cupboards and shelving to recess, cornice ceiling and three Period radiators.

## DINING ROOM 15'0 x 13'3 (4.57m x 4.04m)

Exposed wood flooring, almost floor to ceiling French doors with plantation shutters opening to the front garden, cornice ceiling, Period radiator, fire surround with open fire and cornice ceiling.

## SNUG 14'3 x 9'3 (4.34m x 2.82m)

Herringbone patterned wood block flooring continuing from the hallway, Period radiator, log burner on a raised slate hearth set within chimney breast, cornice ceiling, French doors opening to the veranda and additional side window with secondary glazed sash window.

## KITCHEN/BREAKFAST ROOM 14'0 x 13'6 (4.27m x 4.11m)

Well appointed with a Bespoke range of base and wall cupboards complimented by granite work surface areas incorporating a Belfast sink unit with adjoining ingrained drainer, Rangemaster stove with six ring gas range and electric oven set within original chimney breast with surround, integrated dishwasher, Period radiator, terracotta tiled flooring, central wood block breakfast bar with drawers below, inset spotlights, cornice ceiling central lights, pantry cupboard and window overlooking the rear garden.

## UTILITY ROOM 9'0 x 9'0 (2.74m x 2.74m)

Fitted base and wall cupboards with ceramic Belfast style sink, plumbing for washing machine, part tiled walls, sash window, pressure hot water cylinder and central heating boiler, radiator, tiled flooring and external door.

## SHOWER ROOM

Appointed with a low flush w.c, wash basin, shower enclosure with mains thermostatic shower, part tiled walls, extractor fan, tiled flooring and electric wall heater.

## CELLAR 13'7 x 6'3 (4.14m x 1.91m)

Accessed from the hallway with lighting, power sockets and 6'1 ceiling height.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

## LANDING 19'5 x 6'4 (5.92m x 1.93m)

Featuring a galleried balustrade over stairwell, dado rail, cornice ceiling, secondary glazed sash window overlooking the rear garden, Bakelite switches, Period radiator and four panel doors off to all rooms.

## BEDROOM ONE 17'3 x 14'3 plus bay window (5.26m x 4.34m plus bay window)

A large principal bedroom with bay window to front and additional window to side, Period fireplace with ornate tiled insert and glazed hearth, cornice ceiling, Period radiator and internal door opening to:

## EN-SUITE 9'7 x 7'5 max (2.92m x 2.26m max)

Appointed with a shower enclosure with mains thermostatic shower, pedestal wash basin with mixer tap, close coupled w.c, part tiled walls, chrome heated towel rail, inset ceiling spotlights, cornice ceiling and window.

## BEDROOM TWO 14'9 x 13'5 (4.50m x 4.09m)

Two sash windows to front, feature fireplace with tiled hearth, cornice ceiling and Period radiator.

## BEDROOM THREE 13'6 x 13'3 (4.11m x 4.04m)

Sash window overlooking the rear garden, secondary glazed window, good sized fitted wardrobe/storage cupboards, cast iron fireplace, Period radiator, cornice ceiling and airing cupboard with radiator.

## BEDROOM FOUR 9'5 x 9'5 max (2.87m x 2.87m max)

Secondary glazed sash window to rear and Period radiator.

## HOME OFFICE/BEDROOM FIVE 7'0 x 6'3 (2.13m x 1.91m)

Sash window to front, Period radiator, cornice ceiling and ceiling hatch to roof space.

## FAMILY BATHROOM 9'9 x 9'0 (2.97m x 2.74m)

A spacious family bathroom with an Art Deco style suite including a cast iron bath, low flush w.c, pedestal wash basin, black part tiled walls, Period radiator, heated towel rail, two sash windows, cornice ceiling, tiled flooring and inset spotlights.

## OUTSIDE

A gated brick paved driveway provides ample parking and guest parking alongside a mainly lawned front garden with privacy hedging and established trees. The driveway continues to:

## GARAGE/WORKSHOP 38'6 x 30'0 (11.73m x 9.14m)

Electric roller shutter door, side personal door, lighting, power sockets and solar panel system.

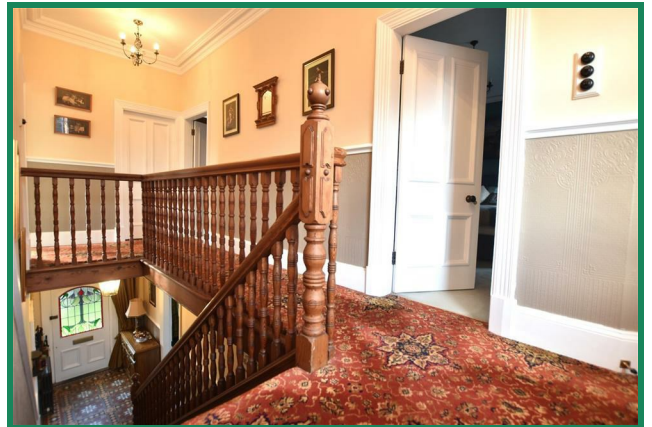
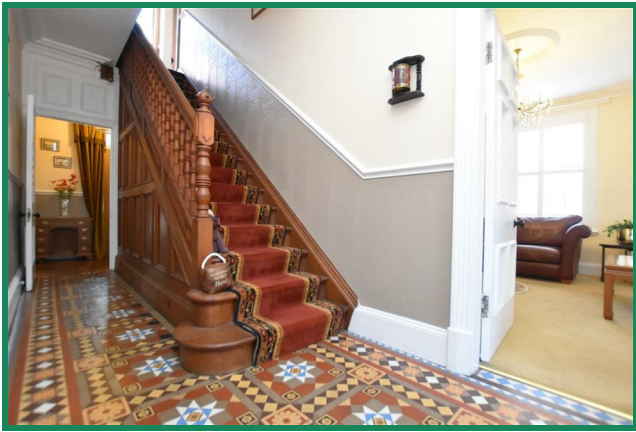
## GARDENS

The rear garden is a particular feature of the property enjoying an excellent degree of privacy together with a sunny aspect and includes useful storerooms, log store, Wendy house and Fish pond. Period style veranda overlooking the York stone paved patio with good sized lawned garden beyond, an established variety of plants, flowers and trees to borders together with a pergola walkway leading to the rear of the garden.

## SUMMERHOUSE 14'0 x 7'9 (4.27m x 2.36m)

Of brick and slate construction with quarry tiled flooring, wood burning stove and French doors providing a pleasant aspect overlooking the garden.



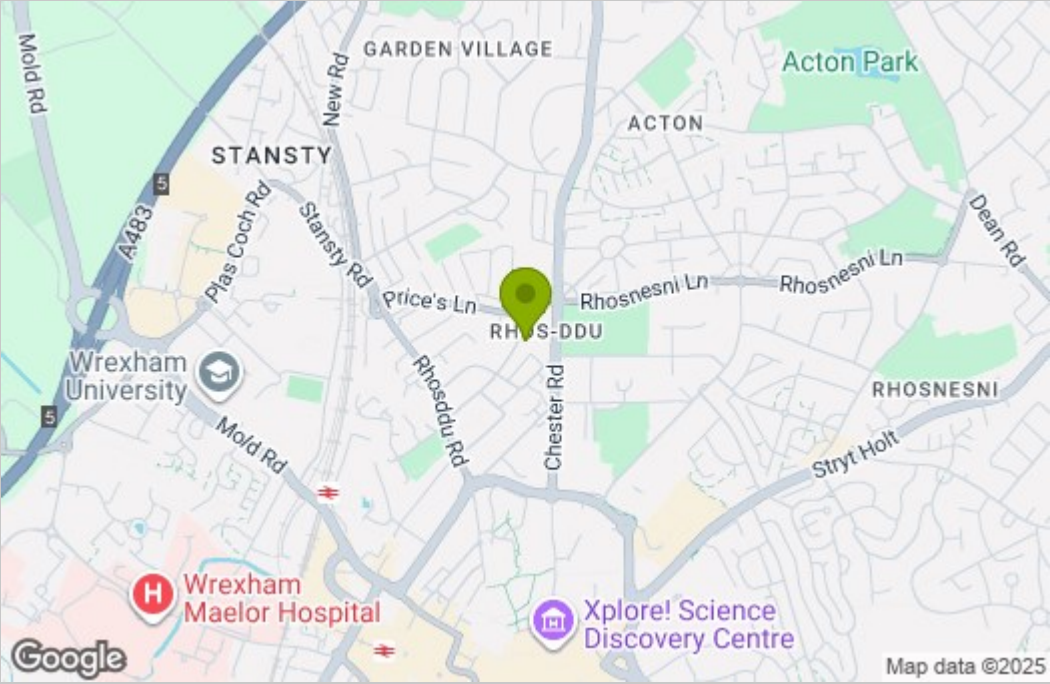




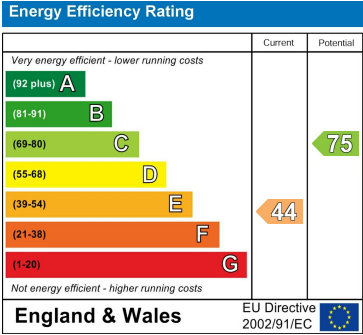
Floor Plan



Area Map



Energy Efficiency Graph



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