





Description

Situated on a good sized corner plot is this well presented 4 bedroom detached family home having the versatility of a ground floor bedroom with en-suite and well established gardens. Located in this popular residential area with an excellent range of amenities, schools and parkland walks nearby the property briefly comprises an enclosed entrance porch, spacious lounge open to the dining room, fitted kitchen overlooking the rear garden and bedroom 4 with en-suite shower room. The 1st floor landing connects the 3 further bedrooms, 2 of which are doubles and a bathroom. Externally, a double width brick paved drive provides parking alongside a lawned garden that extends from the front to the side with potential to extend subject to consent. Attractive rear garden provides an excellent outdoor entertaining space for both children and adults with patio, lawned area and summerhouse. NO CHAIN. Energy Rating - C (73)

LOCATION

Chelston Avenue is located within the established residential area of Borrass enjoying a good range of amenities within walking distance including a parade of shops, café and pharmacy together with both primary and secondary schools. There is a public transport service that operates within the area and the A483 Wrexham to Chester bypass is only a short distance away therefore allowing for daily commuting to the major commercial and industrial centres of the region. The picturesque Acton Park is only a short distance away with its pleasant tree lined walks and fishing lake.



DIRECTIONS

From Wrexham City Centre proceed along Chester Road for approximately 1 mile passing the Acton Public House on your right. Continue down the hill and take the right turn opposite the petrol station onto Smithy Lane, continue for ¼ of a mile, straight across the mini roundabout onto Barkers Lane, passed the School and then a left turn into Lisburne Grove, right onto Chelston Avenue and the property will be observed on the left.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

ENCLOSED PORCH

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

LOUNGE

14'9 x 12'9

Upvc double glazed window overlooking the front garden, radiator, electric fire in surround, coving to ceiling and stairs to first floor landing with useful storage cupboard below.

DINING AREA

8'9 x 8'4

Upvc double glazed sliding patio doors opening to the rear garden, radiator and coving to ceiling.

KITCHEN

11'8 x 7'9

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a twin circular sink unit with upvc double glazed window above, plumbing for dishwasher, slot-in cooker, breakfast bar, part tiled walls, tiled flooring, inset ceiling spotlights, radiator and upvc part glazed external door.

GROUND FLOOR BEDROOM

9'6 x 7'9

Upvc double glazed window to front, radiator and six panel door to:

EN-SUITE

Appointed with a corner shower enclosure with electric shower, low flush w.c, wash basin with tiled splashback, tiled flooring, upvc double glazed window and radiator.

ON THE FIRST FLOOR

Turned staircase with gallery over stairwell, upvc double glazed window and ceiling hatch to roof space.

BEDROOM ONE

13'0 x 11'7

Having the benefit of mirror fronted wardrobes, upvc double glazed window and radiator.

BEDROOM TWO

13'0 x 11'2

Upvc double glazed window overlooking the rear garden and radiator.

BEDROOM THREE

8'4 x 8'0

Upvc double glazed window to front, radiator and fitted mirror fronted wardrobes.

FAMILY BATHROOM

Appointed with a white suite of low flush w.c, pedestal wash basin, twin grip panelled bath with electric shower over and folding splash screen, part tiled walls, inset ceiling spotlights, radiator, two upvc double glazed windows and storage cupboard housing the modern Worcester gas combination boiler.

OUTSIDE

The property is approached along a double width brick paved driveway providing parking for two cars alongside a lawned garden and shaped path to the entrance door. The garden continues to the side of the property to provide additional good sized lawned area with flowerbeds. A gated side path leads to the rear garden which is a particular feature of the property enjoying a good degree of privacy and including a paved patio area for outdoor entertaining, lawned garden, flowerbeds, summerhouse and cold water tap.