



64 Acton Hall Walks, Wrexham, LL12 7YJ

Price £425,000

A spacious and well presented 6 bedroom, 2 en-suite, detached family home with double garage conveniently located within the established and desirable development of Acton Hall Walks that adjoins the picturesque Acton Park with its parkland walks and fishing lake. Both primary and secondary schools are within walking distance together with an excellent range of amenities, shopping facilities and road links to Wrexham and Chester. The accommodation briefly comprises a canopy porch, welcoming hall with turned staircase and store cupboard, lounge with French doors opening to the rear garden, sitting room/games room, kitchen dining room, utility and cloaks/w.c. The 1st floor landing connects 4 well proportioned bedrooms, 1 with en-suite shower room and a family bathroom. The 2nd floor landing gives access to the 2 further bedrooms (1 with en-suite shower room). To the front of the property is a path leading to the entrance door alongside a lawned garden. A double width drive with EV charger provides parking and leads to the detached double garage. The rear garden enjoys an excellent degree of privacy and features a paved patio for al fresco dining and an enclosed gravelled garden ideal for a children's play area. Energy Rating - C (74)

LOCATION

Located in a most desirable position adjoining the picturesque Acton Park centre around a fishing lake with lovely parkland walks and children's play area. There are an excellent range of local convenient shopping facilities within Garden Village and Borrass to include a cafe, Co-Op, Pharmacy, Vets, Doctors and popular pubs/restaurants . A frequent bus service is within walking distance that operates into Chester and Wrexham and both primary and secondary schools are in the catchment. Excellent road links allow for daily commuting to the major commercial centres of Wrexham, Chester and the North West.

DIRECTIONS

From Wrexham City Centre proceed along Chester Street into Chester Road for approximately 1 mile taking the right turn into Box Lane and then right again into Herbert Jennings Avenue. Take the left turning immediately prior to the start of Acton Park into Acton Hall Walks, continue into the development passing the area of open space, turn right and the property will be observed almost straight in front.

ON THE GROUND FLOOR

Canopy entrance porch with part glazed door opening to:

HALLWAY

With alarm control panel, stairs to first floor landing with useful storage cupboard below, coving to ceiling and six panel doors off.

LOUNGE 16'8 x 11'2 (5.08m x 3.40m)

Upvc double glazed window to rear, upvc double glazed French doors leading to the patio, radiator and coving to ceiling.

SITTING ROOM 10'9 x 9'1 (3.28m x 2.77m)

Can also be used as a games room if required with upvc double glazed window to front, radiator and coving to ceiling.

KITCHEN/BREAKFAST ROOM 17'0 x 8'8 (5.18m x 2.64m)

The kitchen area is appointed with an oak fronted range of base and wall cupboards complimented by granite work surface areas incorporating a ceramic 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above overlooking the rear garden towards Acton Park, concealed Baxi gas central heating boiler, integrated microwave, Range cooker with stainless steel extractor hood above, illuminated glass fronted display cabinet, part tiled walls, part glazed external door and upvc double glazed window to side with radiator below.

UTILITY 9'7 x 7'4 (2.92m x 2.24m)

Upvc double glazed window to front with radiator below, plumbing for washing machine, space for tumble dryer, sink unit with mixer tap and storage cupboard.

CLOAKROOM/W.C

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

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, upvc double glazed window to front with radiator below, storage cupboard housing the hot water cylinder, coving to ceiling and six panel doors off to all rooms.

BEDROOM ONE 11'9 max x 11'3 (3.58m max x 3.43m)

Having the benefit of two double built-in wardrobes, upvc double glazed window with views towards Acton Park, radiator and six panel door opening to:

EN-SUITE

Appointed with a close coupled w.c with dual flush, wash basin with white vanity cupboard below, shower enclosure with Drench style shower head and mains thermostatic shower, easy clean wall panels, upvc double glazed window, radiator, extractor fan and shaver socket.

BEDROOM TWO 9'1 x 8'9 (2.77m x 2.67m)

Upvc double glazed window to front, radiator and two 2 door built-in wardrobes.

BEDROOM THREE 9'1 x 7'1 (2.77m x 2.16m)

Upvc double glazed window to rear and radiator.

BEDROOM FOUR 8'8 x 8'1 (2.64m x 2.46m)

Upvc double glazed window to front and radiator.

FAMILY BATHROOM 7'0 x 5'9 (2.13m x 1.75m)

Appointed with a low flush w.c, pedestal wash basin, bath with mixer tap and hand held shower take-off, upvc double glazed window, part tiled walls, radiator and extractor fan.

ON THE SECOND FLOOR

Approached via the staircase from the first floor landing with six panel doors off to all rooms.

BEDROOM FIVE 16'5 max x 13'4 max (5.00m max x 4.06m max)

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

EN-SUITE

Appointed with a low flush w.c, pedestal wash basin, shower enclosure with mains thermostatic shower, Velux roof light window, part tiled walls, radiator, shaver socket and extractor fan.

BEDROOM SIX 16'5 x 9'1 (5.00m x 2.77m)

Velux roof light window to rear, upvc double glazed window to front and radiator.

OUTSIDE

The property is approached along a double width private driveway with EV charger leading to:

DETACHED DOUBLE GARAGE 16'1 x 15'7 (4.90m x 4.75m)

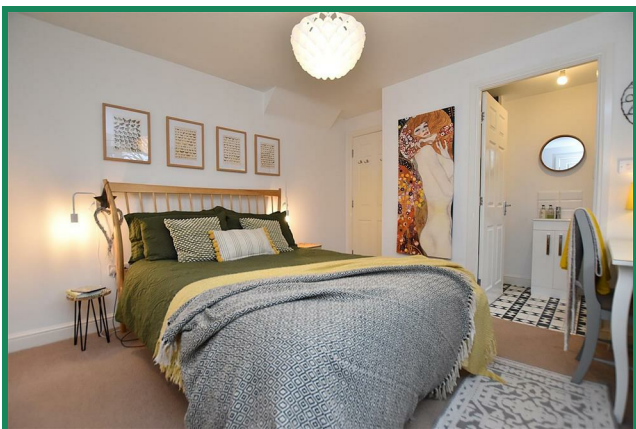
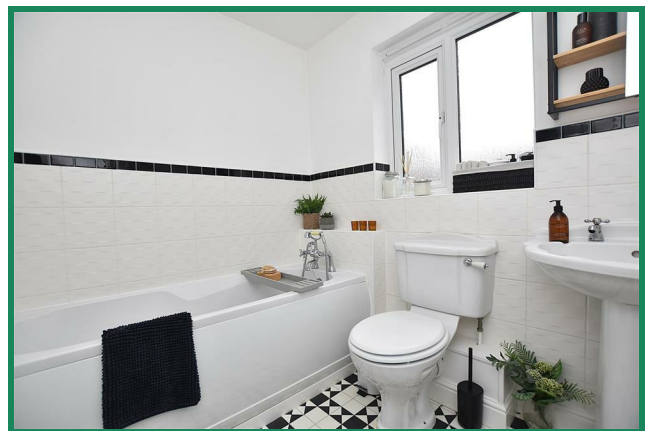
Having up and over door, lighting and power sockets.

GARDENS

To the front of the property is a path alongside a lawned garden which leads to the entrance porch with up and down lights and decorative gravel. The gated access from the driveway leads to the rear garden which enjoys an excellent degree of privacy and includes a raised paved patio from which to enjoy the views towards Acton Park. Steps lead down to a decorative gravelled play area, all of which is enclosed to provide a safe family environment.

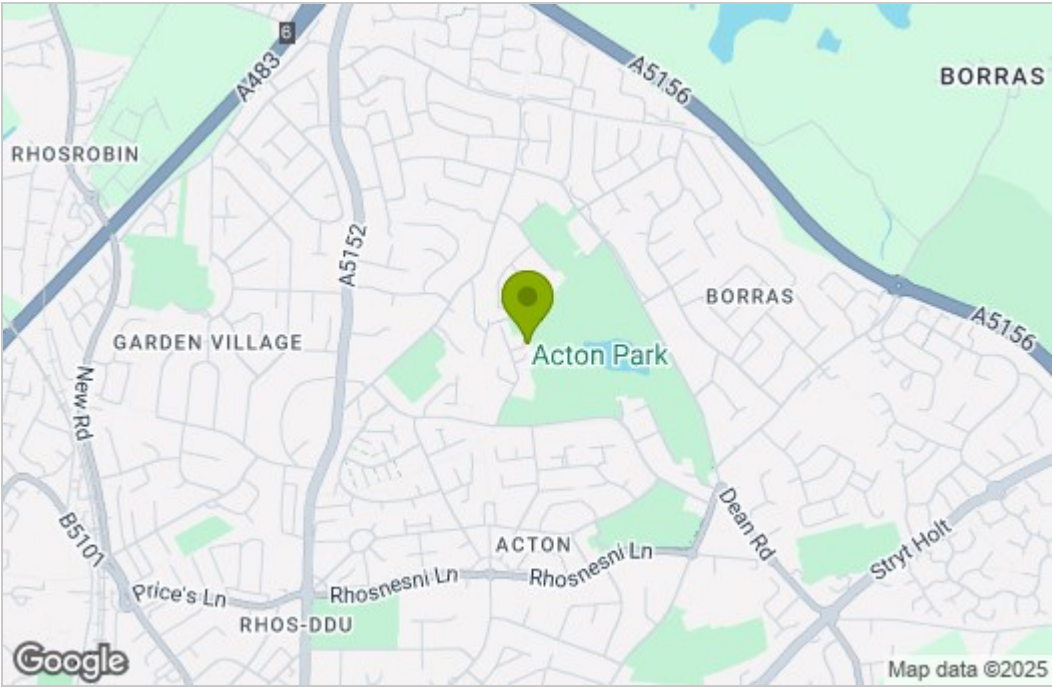
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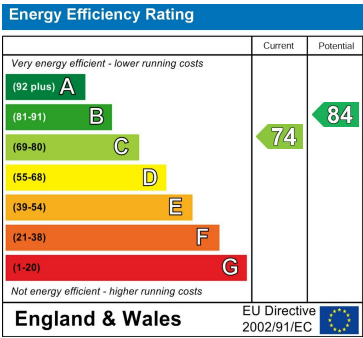


Floor Plan

Area Map



Energy Efficiency Graph



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