



21 Grange Close, Wrexham, LL12 7YH

Price £250,000

A well presented 3 bedroom semi detached house with garage, plenty of parking, conservatory and private side and rear gardens located within the sought after area of Acton close to the picturesque Park and within walking distance of a frequent bus service, primary and secondary schools. The accommodation has the benefit of gas fired central heating and Upvc double glazing and briefly comprises an entrance hall with central staircase, light and airy dual aspect lounge, dining room that leads into the good sized conservatory and a fitted kitchen with a range of white fronted base and wall cupboards. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles and a generous single. Bathroom with separate w.c. To the outside, the private drive provides parking for at least 4 cars alongside the lawned garden, and leads to the brick built garage. A side gate opens to a private brick paved patio area with gardeners w.c. off. raised borders, timber decked patio and lawned garden all of which is enclosed to provide a safe environment. Energy Rating - D (65)

LOCATION

Acton has long been established as a sought after residential area just off Chester Road having easy access to the frequent bus service into Wrexham and Chester, good road links to the A483 by pass that connects Wrexham with Shropshire, Chester and the North West. Both primary and secondary schools are within walking distance together with the picturesque Acton Park centred around a fishing lake. The nearby Garden Village shops offer convenient facilities and the Acton Public House and restaurant are within easy reach.

DIRECTIONS

From Wrexham city centre proceed along Chester Road, taking the right turn onto Box Lane just before the Acton Pub. Take the next right turn into Herbert Jennings Avenue and left into Grange Close where the property will be observed on the left.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

HALLWAY

With central staircase, radiator, upvc double glazed windows and six panel doors off.

LOUNGE 17'8 x 11'4 (5.38m x 3.45m)

A good sized reception room enjoying a dual aspect with upvc double glazed windows overlooking the front and rear gardens, two radiators, coving to ceiling and electric fire in surround.

DINING ROOM 9'9 x 9'2 (2.97m x 2.79m)

Upvc double glazed window to front, radiator, wood effect flooring, coving to ceiling and double doors opening to:

CONSERVATORY 12'9 x 10'3 (3.89m x 3.12m)

Upvc double glazed windows on a brick plinth, upvc double glazed French doors opening to the patio and radiator.

KITCHEN 13'4 x 7'4 (4.06m x 2.24m)

Accessed off the dining room with a fitted white fronted range of base and wall cupboards complimented by work surface areas incorporating a black single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, four ring gas hob with oven/grill below and pull-out extractor hood above, part tiled walls, plumbing for washing machine, space for tumble dryer, space for fridge freezer, built-in storage cupboard and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space with pull-down loft ladder and upvc double glazed window to rear.

BEDROOM ONE 11'0 x 10'2 (3.35m x 3.10m)

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

BEDROOM TWO 12'1 x 9'3 (3.68m x 2.82m)

A double bedroom with upvc double glazed window to front, radiator, two door built-in wardrobe and linen cupboard.

BEDROOM THREE 8'4 x 7'4 (2.54m x 2.24m)

A good sized third bedroom with upvc double glazed window to rear, radiator and built-in storage cupboard housing the Worcester gas combination boiler.

BATHROOM

Appointed with a white suite of twin grip panelled bath with mixer tap and shower take-off, wash basin set within vanity unit, fully tiled walls, upvc double glazed window and radiator.

SEPARATE W.C

With low flush w.c and upvc double glazed window.

OUTSIDE

The property is approached along a private driveway being partially brick paved and providing ample parking and guest parking that leads to:

BRICK BUILT GARAGE 22'8 x 8'7 (6.91m x 2.62m)

Having metal up and over door, lighting, power points and side personal door.

GARDENS

The front garden is mainly lawned with a low level privacy hedge to front boundary. To the side of the property a timber gate opens to a private and sunny aspect brick paved patio area which adjoins the conservatory, gardeners w.c with modern low flush w.c and upvc double glazed window. The brick paved patio area continues past raised well stocked flowerbeds to timber decking which provides a sociable area for outdoor dining, lawn, further patio area, external lighting, cold water tap and privacy hedging.

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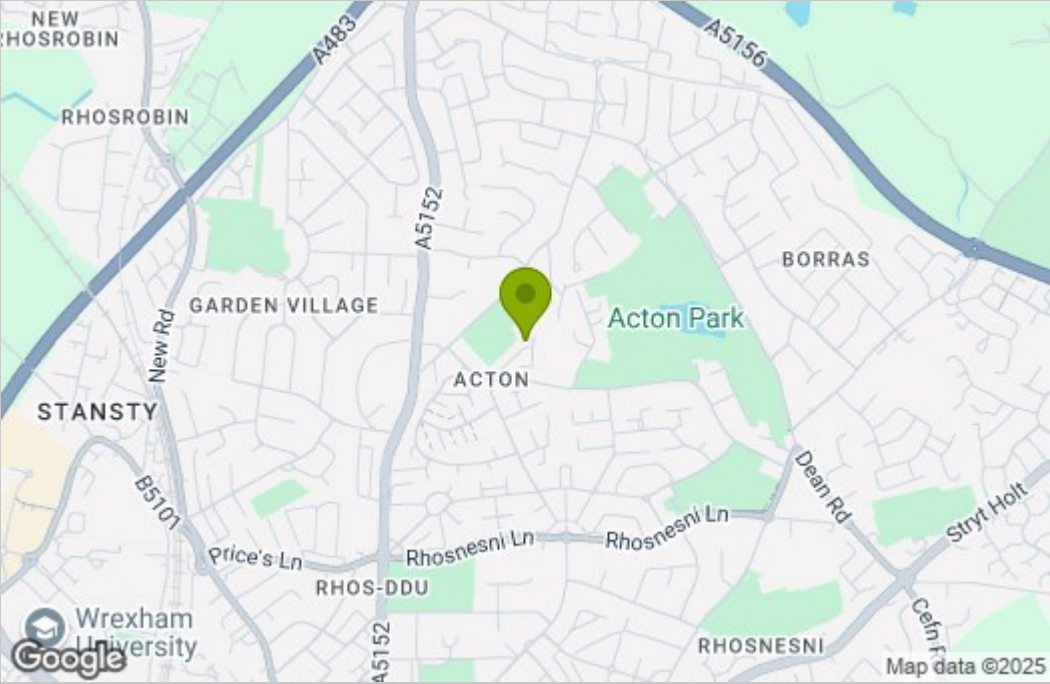




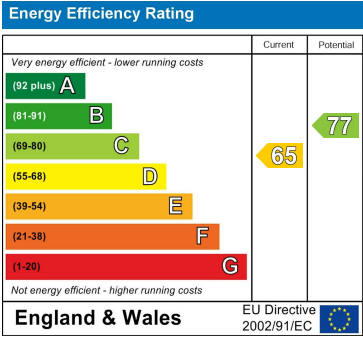
Floor Plan



Area Map



Energy Efficiency Graph



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