



23 Elm Grove, Acton, Wrexham, LL12 7NR

£185,000

Set behind double metal gates is this spacious and well presented 3 bedroom double fronted terrace house with private parking and sunny aspect rear garden conveniently located on the fringe of the city centre within the popular area of Acton. A good range of local shopping facilities and amenities are available nearby together with both primary and secondary schools and the picturesque Acton Park. The accommodation briefly comprises a good sized enclosed porch, central hall with stairs to 1st floor landing, lounge with the benefit of a wood burner, sociable dining room with an open aspect to the fitted kitchen with a range of base and wall cupboards. The 1st floor landing connects the 3 well proportioned bedrooms and a bathroom with white suite. Gas fired central heating and Upvc double glazing. To the front of the property is a brick paved driveway for 2-3 cars accessed through decorative metal gates. The rear garden features a useful covered patio with Velux roof light windows, gardeners w.c., brick store shed, 2 further patio areas and decorative gravel. Energy Rating - D (66)

LOCATION

Acton has long been established as a sought after residential area 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. Nearby shops are conveniently located on the corner of Park Avenue and Rhosnesni Lane.

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 follow the road for approximately 500 yards, passing the church, until taking the right turn for Elm Grove. Continue down the hill and the property will be observed on the left.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

GOOD SIZED ENCLOSED PORCH

With upvc double glazed window to front, tiled flooring and upvc part glazed door to:

HALLWAY

Central staircase, radiator, coat hanging space and six panel doors off.

LOUNGE 14'4 x 11'9 (4.37m x 3.58m)

Enjoying a dual aspect with upvc double glazed windows to front and rear, radiator and the warmth of a wood burner set within chimney breast with fire surround and marble hearth.

DINING ROOM 10'4 x 10'1 (3.15m x 3.07m)

Upvc double glazed window to front, radiator and an open aspect to:

KITCHEN 14'4 x 8'4 (4.37m x 2.54m)

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a four ring electric hob, oven/grill, pull-out extractor, ceramic sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, plumbing for washing machine, space for dryer, glass fronted display cabinet, part tiled walls, tiled flooring, understairs storage cupboard, Potterton gas combination boiler and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With upvc double glazed window, ceiling hatch to roof space and six panel white woodgrain effect doors off.

BEDROOM ONE 15'9 x 8'4 (4.80m x 2.54m)

Two upvc double glazed windows to front and radiator.

BEDROOM TWO 14'5 x 10'1 (4.39m x 3.07m)

Another good sized bedroom with two upvc double glazed windows to front and radiator.

BEDROOM THREE 8'2 x 8'0 (2.49m x 2.44m)

Upvc double glazed window to rear and radiator.

BATHROOM

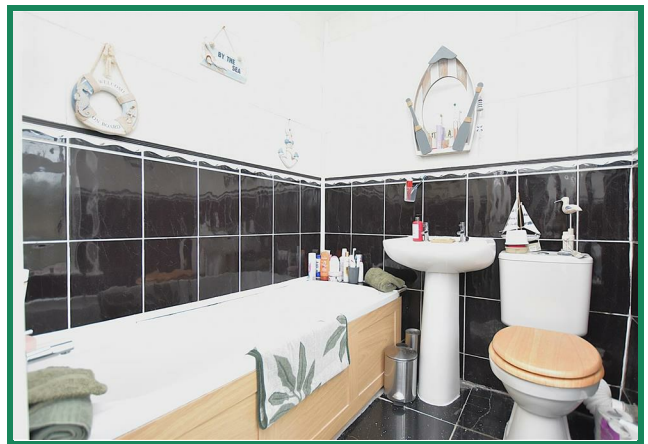
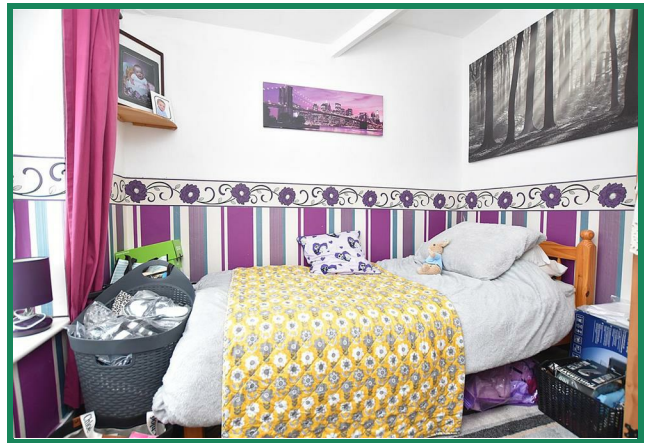
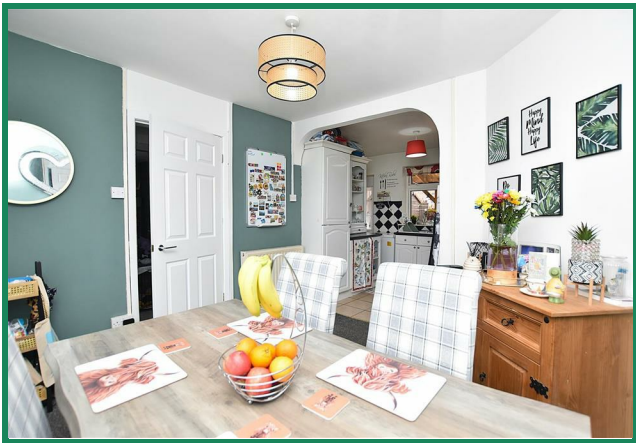
Appointed with a white suite of low flush w.c, pedestal wash basin, bath with mixer tap, fully tiled walls, tiled flooring, upvc double glazed window, radiator and useful linen cupboard.

OUTSIDE

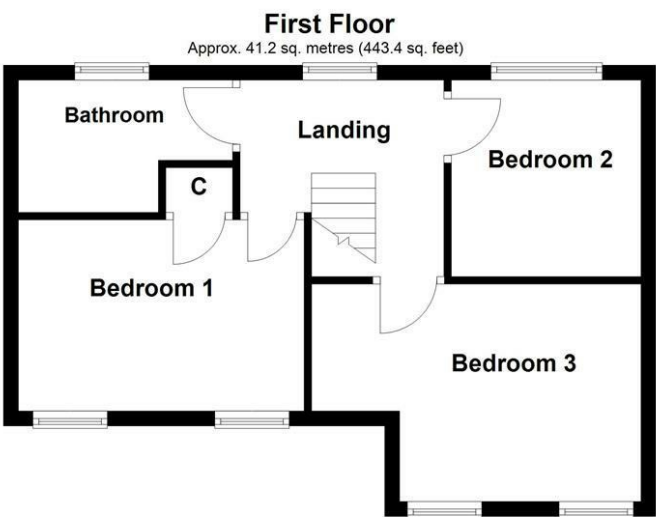
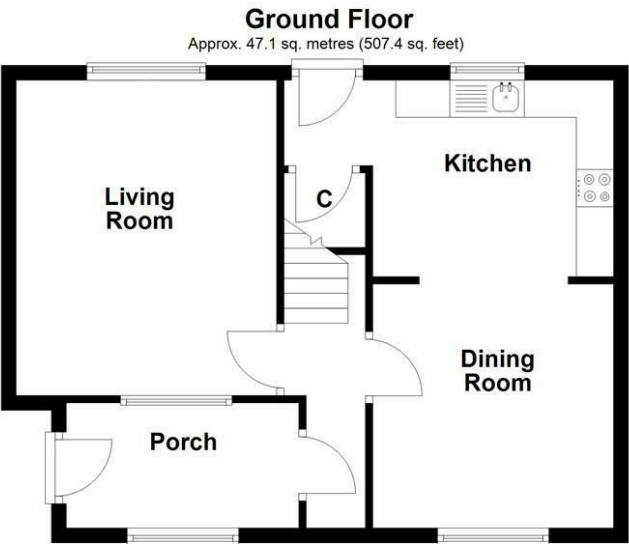
The property is approached through double metal gates leading to a brick paved driveway providing parking for 2-3 cars, low level brick built boundary wall with decorative railings above, side path and lockable gate leads to the rear garden which enjoys the daytime sunshine, covered patio with two Velux roof light windows, timber shed, paved patio area, decorative gravel, cold water tap, gardeners w.c and brick store shed, all of which is enclosed to provide a safe family environment.

PLEASE NOTE

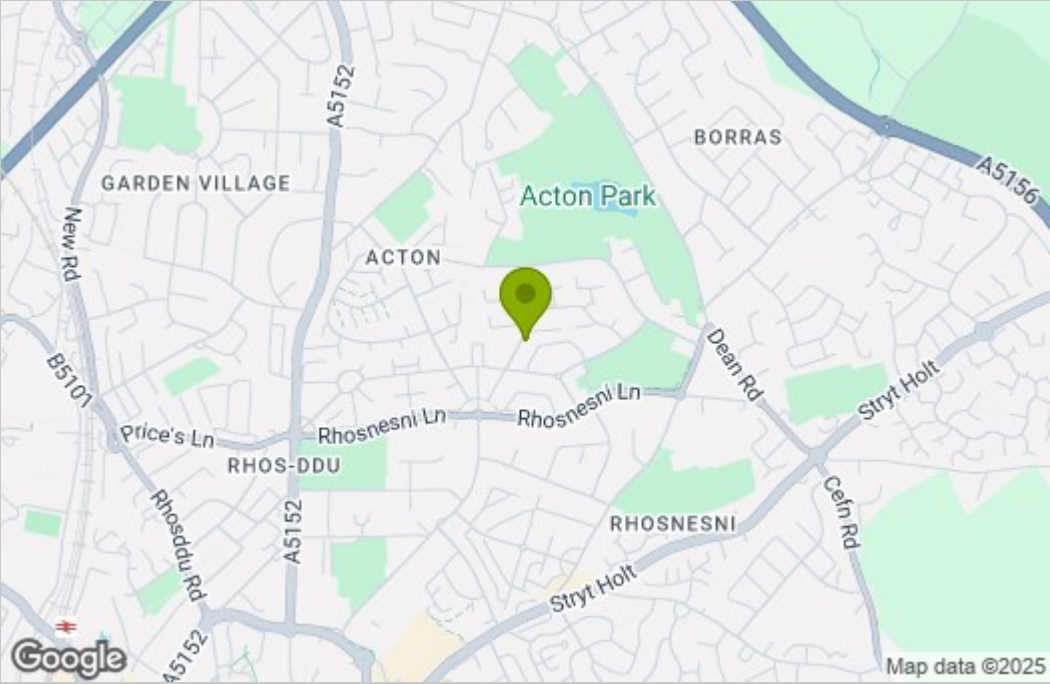
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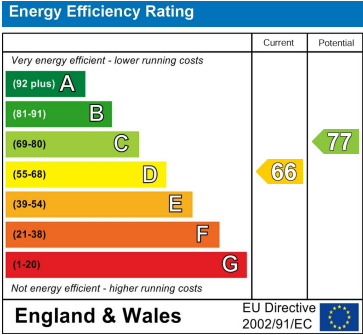
Floor Plan



Area Map



Energy Efficiency Graph



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