



6 Adderley Bank, Wrexham, LL12 8LQ
Offers In Excess Of £350,000

A 4 bedroom detached family home with garage and double width drive located within this small modern development in the popular area just off Smithy Lane in Acton having a good range of amenities, schools and frequent bus service in close proximity. The accommodation briefly comprises an open fronted porch, entrance hall with stairs to 1st floor landing with useful store cupboard below, cloaks/w.c, bay window fronted lounge and double doors opening to the dining room with Upvc French doors leading out to the rear garden and connecting door to the fitted kitchen with integrated appliances, utility room and integral door to the garage. The galleried first floor landing connects the 4 well proportioned bedrooms, 1 with en-suite shower room, and a family bathroom with bath and separate shower enclosure. Externally, the double width drive adjoins front lawned garden and garage. The rear garden features a paved patio, lawned and artificial grass and established flower beds. NO CHAIN. Energy Rating - C (70)

LOCATION

The area has been established as a sought after location for many years especially amongst families due to its proximity to schools and the picturesque Acton Park which is centred around its fishing lake and is popular amongst walkers. Excellent road links provide easy access to Wrexham Industrial Estate and the A483 by pass that allows for daily commuting to the major commercial and industrial centres of the region. A frequent bus service to Wrexham and Chester is within walking distance together with a Public House. A range of convenient shopping facilities and amenities are also available nearby.

DIRECTIONS

From Wrexham city centre proceed along Chester Street into Chester Road for approx. 1 mile taking the right hand turn into Smithy Lane opposite the petrol station. After a short distance take the left turn into Ffordd Llewellyn, next left into Ffordd Lerry and right into Ffordd Garmonydd. Continue until the turning for Adderley Bank is on the right and the house will be observed on the right.

ON THE GROUND FLOOR

Open fronted entrance porch with welcome light and part glazed door with adjoining upvc double glazed window opening to:

HALLWAY

Wood effect laminate flooring, radiator, coving to ceiling, stairs to first floor landing with useful storage cupboard below and four panel white woodgrain effect doors off to all rooms.

CLOAKS/W.C

Appointed with a low flush w.c, wall mounted wash basin with tiled splashback, radiator and extractor fan.

LOUNGE 17'8 x 10'6 (5.38m x 3.20m)

A light and airy reception room having upvc double glazed bay window to front, wood effect laminate flooring, living flame gas fire in surround, coving to ceiling, two radiators and double part glazed doors opening to:

DINING ROOM 10'6 x 10'0 (3.20m x 3.05m)

Upvc double glazed French doors provide access to the rear garden with adjoining side windows, wood effect laminate flooring, coving to ceiling, radiator and connecting door to:

KITCHEN 10'9 x 8'9 (3.28m x 2.67m)

Appointed with a shaker style range of base and wall cupboards complimented by work surface areas incorporating a four ring gas hob with extractor hood above, oven/grill, stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, part tiled walls, integrated fridge, integrated freezer, inset ceiling spotlights, radiator, open ended shelving, tiled flooring and four panel door opening to:

UTILITY

Appointed with base and wall units, work surface areas, stainless steel single drainer sink unit with mixer tap, part tiled walls, tiled flooring, plumbing for washing machine, space for tumble dryer, radiator, extractor fan, part glazed external door and connecting door to the garage.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, upvc double glazed window to front, ceiling hatch to roof space, four panel white woodgrain effect doors off and storage cupboard housing the Worcester gas combination boiler.

BEDROOM ONE 11'9 x 10'5 (3.58m x 3.18m)

Upvc double glazed window to front, radiator and internal door opening to:

EN-SUITE

Appointed with a pedestal wash basin, low flush w.c, shower enclosure with electric shower unit, part tiled walls, upvc double glazed window, tiled flooring, extractor fan, shaver socket and inset ceiling spotlights.

BEDROOM TWO 11'8 x 9'3 (3.56m x 2.82m)

Upvc double glazed window to front and radiator.

BEDROOM THREE 10'6 x 9'9 (3.20m x 2.97m)

Upvc double glazed window to rear and radiator.

BEDROOM FOUR 9'1 x 7'9 (2.77m x 2.36m)

Upvc double glazed window to rear and radiator.

FAMILY BATHROOM

Appointed with a four piece white suite of pedestal wash basin, low flush w.c, bath, shower enclosure with electric shower unit, part tiled walls, radiator, tiled flooring, shaver socket, inset ceiling spotlights and extractor fan.

OUTSIDE

The property is approached along a double width driveway which leads to:

GARAGE 18'5 x 8'9 (5.61m x 2.67m)

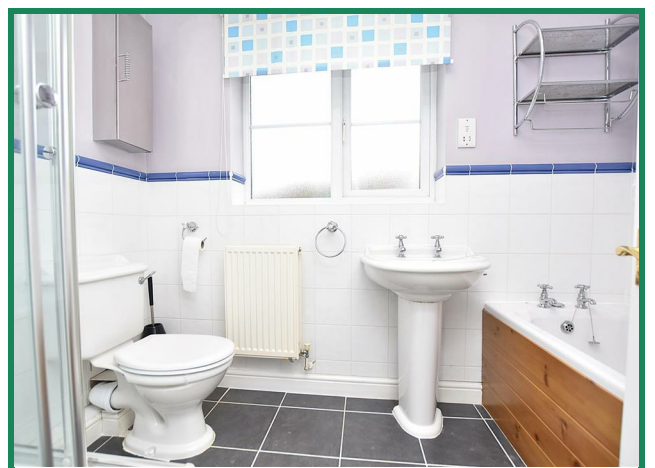
Having metal up and over door, lighting, power sockets and side personal door.

GARDENS

To the front of the property is a lawned garden and gated paved path which leads to the rear garden which features a paved patio, two lawned garden areas, artificial grass, established borders, cold water tap and external lighting.

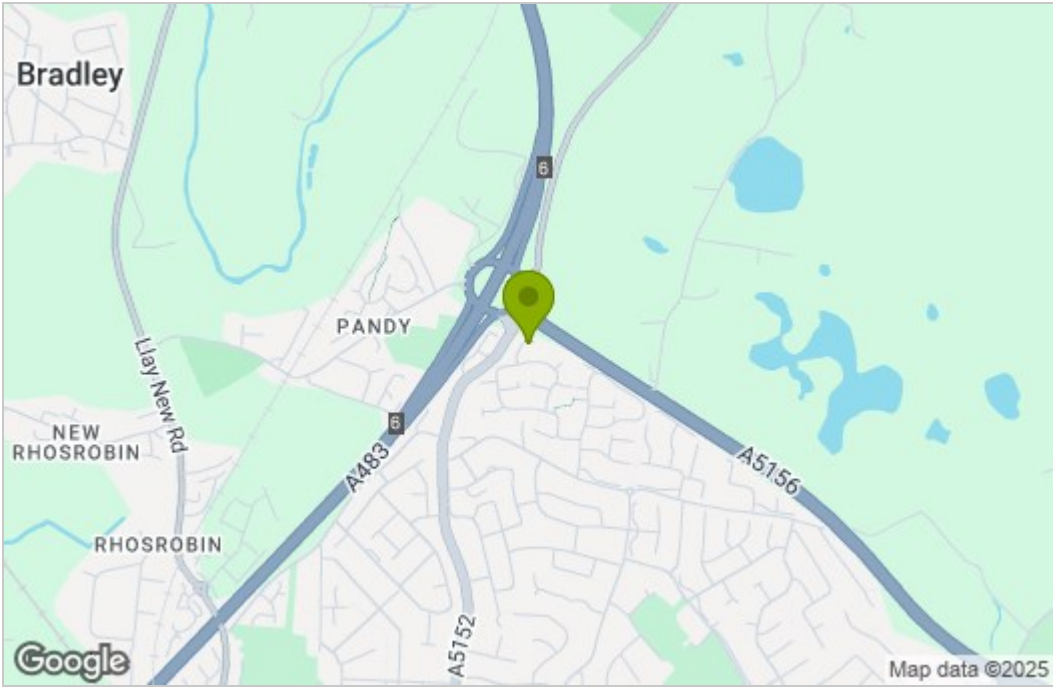
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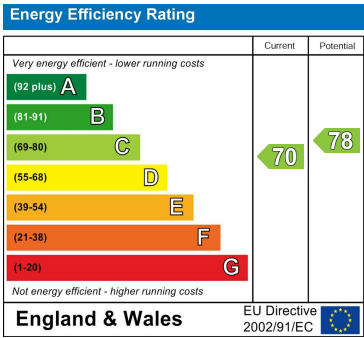




Area Map



Energy Efficiency Graph



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