



67 Box Lane, Wrexham, LL12 8BY

Price £245,000

Located in this sought after area is this 3 bedroom semi detached house offering excellent potential to modernise and recreate a lovely family home with good sized rear garden. Situated within walking distance of the picturesque Acton Park, schools, shops and excellent link roads, the accommodation briefly comprises double doors opening to the vestibule, entrance hall with stairs to 1st floor landing, dining room featuring wood block flooring, extended lounge with walk in bay window overlooking the rear garden, kitchen and useful understairs store cupboard. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles, and a bathroom. A gas combination boiler fuels the central heating. To the front of the property, a private drive leads alongside the lawned front garden, gated path continues to the rear garden that provides a good outdoor entertaining space with lawned area, flower beds and timber fencing. Energy Rating - TBC

LOCATION

Box Lane 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 Street and Chester Road for approx. 1 mile taking the right hand turn into Box Lane just before The Acton Pub and the property will be observed on your left just after the school.

ON THE GROUND FLOOR

Double doors opens to:

VESTIBULE

With part glazed door leading to:

HALLWAY

With stairs to first floor landing and radiator.

DINING ROOM 12'1" x 10'5" (3.7m x 3.2m)

Featuring wood block Parquet floor, upvc double glazed window overlooking the front garden, radiator and coving to ceiling.

LOUNGE 18'8" x 10'5" (5.7m x 3.2m)

A good sized and extended reception room having upvc double glazed bay window overlooking the rear garden, mainly Parquet wood block flooring and gas fire.

KITCHEN 12'5" x 6'2" (3.8m x 1.9m)

Fitted base and wall cupboards, work surface areas, stainless steel single drainer sink unit with upvc double glazed window above overlooking the rear garden, part tiled walls, quarry tiled flooring, gas cooker point, part glazed external door and useful storage cupboard.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With upvc double glazed window and ceiling hatch to roof space.

BEDROOM ONE 12'1" x 10'5" (3.7m x 3.2m)

Upvc double glazed window to front and radiator.

BEDROOM TWO 10'9" x 8'10" (3.3m x 2.7m)

Upvc double glazed window to rear, radiator and fitted wardrobe/storage cupboard.

BEDROOM THREE 9'10" x 6'2" (3m x 1.9m)

Upvc double glazed window to rear, radiator and storage cupboard housing the gas combination boiler.

BATHROOM 6'2" x 6'2" (1.9m x 1.9m)

Appointed with wash basin, w.c, bath, upvc double glazed window, part tiled walls, radiator and extractor fan.

OUTSIDE

A private driveway provides parking alongside a lawned garden with established flowerbeds. A gated side path leads to the established rear garden which offers a good sized lawned area with flowerbeds, patio, hedging and mainly timber fencing to boundary.

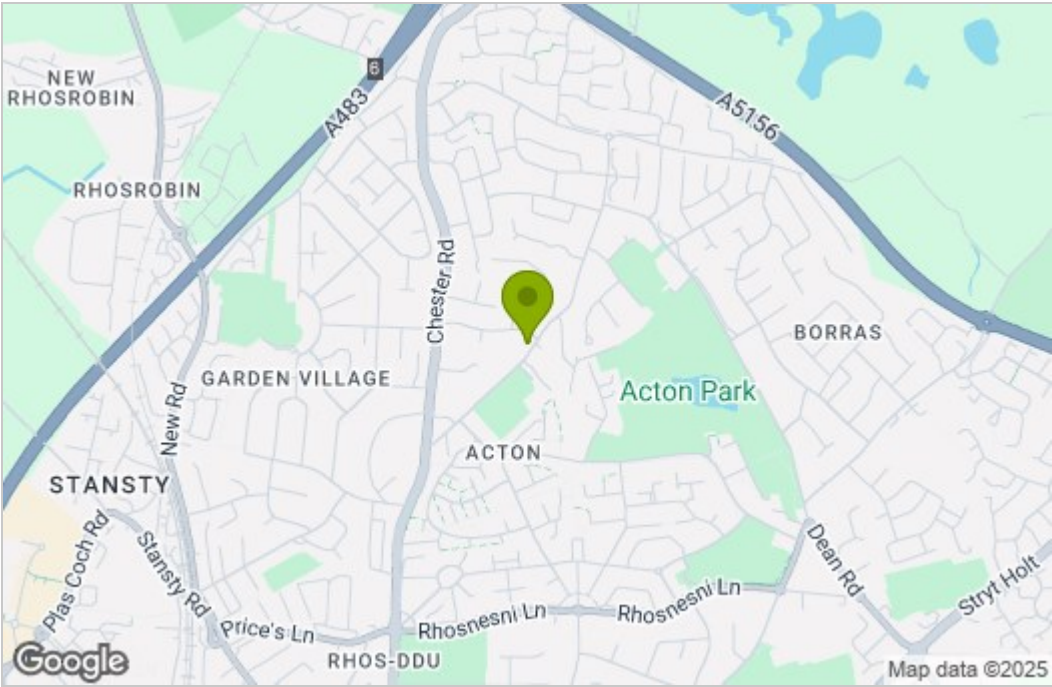
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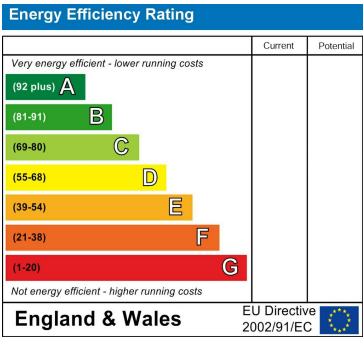


Floor Plan

Area Map



Energy Efficiency Graph



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