

# BOWEN

PROPERTY SINCE 1862



Asking Price £279,000

3 Bedrooms 1 Bathroom

19 Acton Road, Wrexham LL11 2NA



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## General Remarks

A traditionally styled bay-fronted semi-detached property within popular residential surroundings on the Chester side of the city. The property is well presented and features an over-sized detached garage with parking and turning to the front. The accommodation is double glazed and gas centrally heated and provides two reception rooms and three bedrooms, the smallest of which can accommodate a double bed and furniture. Viewing recommended. EPC Rating - 54|E.

## Accommodation

### On The Ground Floor:

**Entrance Hall:** 12' 1" x 7' 9" (3.68m x 2.37m)  
Approached through a double glazed door having lead-lighted and stained glass reveal. Matching double glazed side windows. Traditional tessellated tiled floor. Ceiling rose. Intruder alarm control. Radiator. Coved finish to ceiling. Smoke alarm. Understairs storage cupboard with double glazed window.



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1 King Street Wrexham LL11 1HF

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Lounge:** 12' 10" x 12' 5" (3.90m x 3.79m) Into bay window, which is double glazed and having lead-lighted and stained glass upper reveals to match front door. Recessed cast-iron effect stove with living flame gas coal-effect. Beam lintel over fireplace and quarry tiled hearth below. Ceiling rose. Radiator. Television aerial point. Light oak effect fronted cupboards to chimney breast recesses. Three wall-light points. Stripped traditional door.

**Dining Room/Sitting Room:** 12' 7" x 12' 4" (3.84m x 3.77m) Woodblock floor. Double glazed French windows to rear. Double glazed windows. Two wall-light points. Television aerial point. Coved finish to ceiling. Ceiling rose. Radiator. Stripped traditional door.

**Kitchen:** 19' 4" x 7' 10" (5.90m x 2.38m) Fitted with a range of alder-effect fronted units comprising a one-a-half-bowl stainless steel single drainer sink unit set into range of base storage cupboards including integrated dishwasher set beneath laminate polished-effect topped work surfaces. Matching granite-effect surface to breakfast bar. Tall cupboard containing integrated refrigerator and freezer. Pantry unit with housing above for microwave. Built-in electric oven and grill with four-ring stainless steel effect finished gas hob having cooker hood above. Dresser unit including base and wall cabinets and featuring two full-length glazed fronted display cabinets. Double glazed windows. Double glazed back door. Tiling to work areas. Ceiling spot-lights.

#### On The First Floor:

**Landing:** 8' 8" x 8' 0" (2.64m x 2.43m) Smoke alarm. Ceiling rose. Double glazed window.

**Bedroom 1:** 13' 1" x 12' 5" (4.00m x 3.79m) into bay window. Double glazed window. Radiator. Stripped traditional door.

**Bedroom 2:** 12' 8" x 11' 8" (3.85m x 3.55m) Double glazed window. Radiator. Stripped traditional door.

**Bedroom 3:** 7' 10" x 7' 5" (2.38m x 2.25m) Radiator. Double glazed window. Television aerial point. Stripped traditional door.

**Bathroom:** 8' 8" x 7' 11" (2.63m x 2.42m) Fitted with a four piece shell-patterned suite comprising a close flush w.c., vanity wash-hand basin, corner oval panelled bath and shower tray with thermostatic shower above to deluge rain shower head. Two double glazed windows. Heated towel rail. Ceiling spot-lights. Extractor fan.

**Outside:** To the rear of the property there is a flagged Patio Area leading to a raised timber Deck, beyond which there is a lawned garden which is bounded by mature hedging with mature trees to the rear. To the front elevation there is a full-width tarmacadam Parking and Turning Driveway set behind traditional walling and iron gates. The front parking area is screened from the highway also by mature shrubs and hedge. The driveway continues to the side to the oversized Detached Garage 7.82m x 4.21m fitted with up and over door, electric light and power and having double glazed window and side personal door to garden.















**Services:** Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by a gas-fired boiler.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "E".

**Directions:** From the Agents Offices proceed up Regent Street to the traffic lights at which turn right into Grosvenor Road. Continue the full length of the roadway and at the roundabout continue straight across turning immediately left thereafter onto Grove Road. At the traffic lights turn left onto Chester Road and continue to the roundabout. Turn left onto Prices Lane and first left into Acton Road and continue until the property is observed on the right-hand-side.

## Start your property journey with us today

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