

BOWEN

PROPERTY SINCE 1862



Asking Price £230,000

17 Richmond Road, Little Acton,
Wrexham LL12 8AA

🏠 3 Bedrooms

🚿 1 Bathroom

17 Richmond Road, Little Acton, Wrexham LL12 8AA



General Remarks

A spacious and extended three bedroom detached family home located within the sought after Little Acton, Wrexham. The property is available with NO ONWARD CHAIN and in brief the accommodation comprises an entrance porch; hallway; through lounge; kitchen and separate dining room. Three well proportioned bedrooms together with three piece family bathroom. Scope for internal modernisation. Generous rear garden which is mainly laid to lawn. Off-road parking and a single attached garage. Viewing recommended. EPC Rating – 49|E.



Accommodation

On The Ground Floor:

Entrance Porch: Part glazed PVCu entrance door. Fitted carpet. Wall-light fitting. Part glazed door to:

Inner Hallway: Parquet woodblock flooring. Decorative coving. Radiator. Ceiling light fitting. Smoke alarm. Power points. Understairs storage unit. Security alarm system.

Dining Room: 9' 7" x 8' 6" (2.92m x 2.59m) Parquet woodblock flooring. Double glazed window. Power points. Ceiling light point. Decorative coving. Storage cupboard.

Kitchen: 15' 3" x 8' 1" (4.65m x 2.46m) maximum. Single range of wall and base units with matching laminate work-top surfaces. Single stainless steel sink unit with draining-board. Plumbing and space for a washing machine. Three double glazed windows. Part glazed PVCu door to rear garden. Tiled flooring. Decorative coving. Ceiling light point. Space for free-standing cooker. Space for free-standing fridge freezer.

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Your home may be repossessed if you do not keep up repayments on your mortgage

Through Lounge: 22' 8" x 13' 0" (6.92m x 3.95m) maximum. Dual aspect double glazed windows. Power points. Fitted carpet. Decorative coving. Two radiators. Two ceiling light fittings. Television aerial point. Coal-effect gas fire with marble-effect hearth and surround.

On The First Floor:

Landing: Fitted carpet. Double glazed window to side. Ceiling light fittings. Ceiling smoke alarm. Power points. Cupboard housing the "Worcester Bosch" gas central heating boiler.

Bedroom 1: 12' 0" x 10' 0" (3.65m x 3.06m) Fitted carpet. Radiator. Power points. Ceiling light fitting. Decorative coving. Double glazed window. Storage cupboard.

Bedroom 2: 12' 1" x 8' 10" (3.69m x 2.69m) Fitted carpet. Radiator. Power points. Double glazed window. Ceiling light fitting. Decorative coving. Storage cupboard.

Bedroom 3: 8' 8" x 6' 11" (2.63m x 2.11m) Fitted carpet. Double glazed window. Power points. Radiator. Ceiling light fitting. Decorative coving.





Bathroom: 7' 5" x 5' 5" (2.27m x 1.65m) Comprising a three piece bathroom suite to include low level w.c., pedestal wash hand basin and a panelled bath with a "Triton T80" electric shower unit over. Frosted double glazed window. Tiled flooring. Fully tiled walls. Flush ceiling light fitting. Chrome heated towel rail.

Outside: Generous sized plot with double opening gates to the driveway leading to the single attached Garage. Outdoor lighting. Access to rear from both sides. The rear garden is level and is mainly laid to lawn with fenced boundaries and Garden Shed. Tarmac pathway.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester Bosch" gas-fired boiler situated in a cupboard on the Landing.

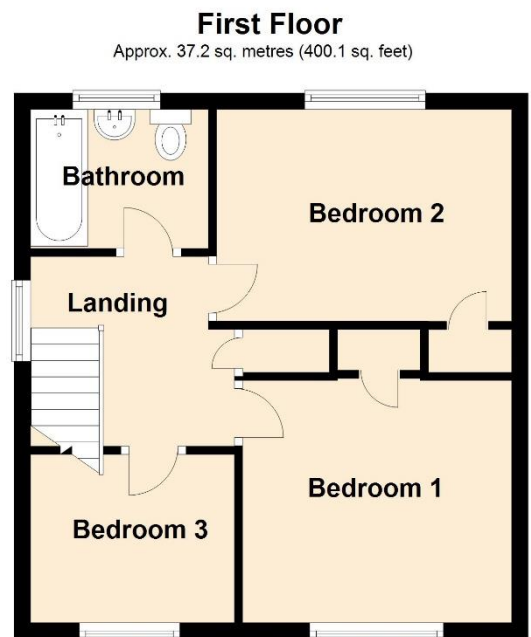
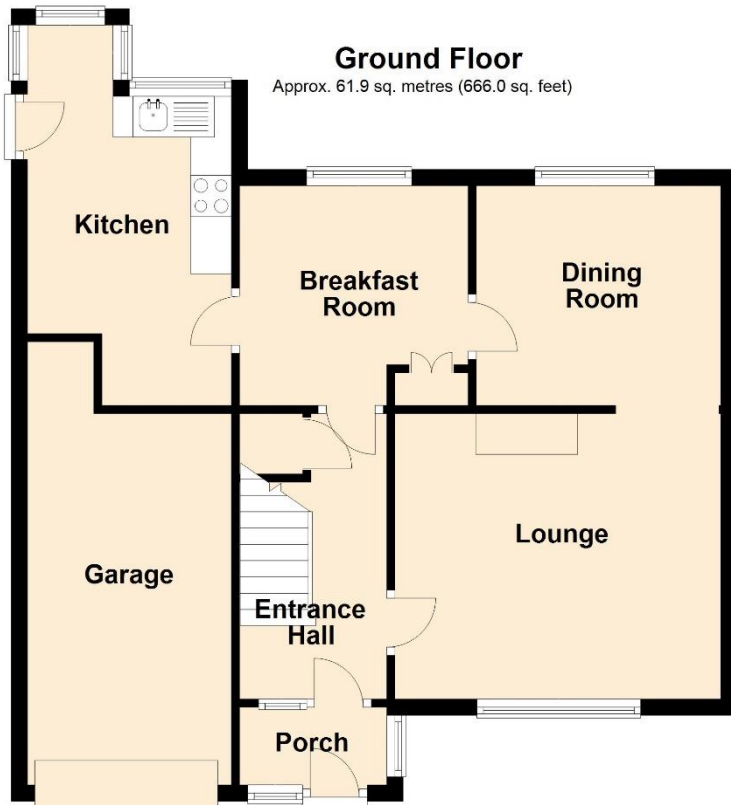
Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

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

Directions: For satellite navigation use the post code LL12 8AA. Leave the city centre on Chester Road. Proceed for a distance of approximately one mile until passing the Garden Village shopping parade on the left and then continue down the hill until turning right onto Smithy Lane opposite the Smithy View Service Station on the left. Proceed to a roundabout at which turn right onto Box Lane. Take the second right into Richmond Road. The property will then be seen on the left-hand side.





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.