

# BOWEN

PROPERTY SINCE 1862



Asking Price £300,000

4 Bedrooms 2 Bathrooms

37 Box Lane Acton, Wrexham LL12 8BY



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### General Remarks

A traditionally styled and extended four bedroom semi-detached property located on the fringe of the City Centre and with excellent transport links to Wrexham and Chester. Providing spacious family living accommodation which includes two reception rooms and a kitchen/breakfast room. Ground floor shower room. On the first floor there are four bedrooms and a three piece bathroom. The property retains many characterful features and internal viewing is highly recommended.

### Accommodation

**Entrance Porch:** Quarry tiled flooring. Double glazed PVCu framed double-doors into Porch. Power points. Solid wood internal door to Hallway.

**Entrance Hallway:** Traditional parquet wood flooring. Two radiators. Tiled flooring into the Inner Hallway. Under-stairs storage. Single glazed frosted window.



**Dining Room:** 12' 6" x 12' 5" (3.82m x 3.79m)

Parquet wood flooring. Double-glazed window into bay. Radiator. Power points. Picture rail. Open fireplace with tiled surround and wooden mantel-piece.

**Lounge:** 16' 1" x 11' 11" (4.89m x 3.62m) Parquet wood flooring. Ceiling lighting. Picture rail. Two radiators. Power points and TV aerial. Shelving. Open fireplace with dog-grate and slate effect hearth. French doors lead out onto the rear garden.

**Shower Room:** 8' 6" x 3' 8" (2.59m x 1.13m) A ground floor shower room comprising a low-level w.c., pedestal wash hand basin and corner shower enclosure with "Triton" electric shower unit. Tiled flooring. Frosted double-glazed window. Radiator. Extractor fan and ceiling down-lighters.

**Kitchen/Breakfast Room:** 14' 3" x 9' 5" (4.34m x 2.87m) Fitted with a contemporary range of cream wall and base units with solid wood worktop surfaces and part-tiled splash-back. One-and-a-half bowl stainless steel sink unit with drainer. Two double-glazed windows. PVCu external door to side access. Power points. Radiator. Wall mounted "Worcester" combination boiler (serviced). Plumbing for washing machine. Integrated "Lamona" dishwasher. Space for 1100 mm 'Range' cooker with overhead extractor hood. Ceiling down-lighters. Space for kitchen table. Space for tall fridge/freezer. Tiled flooring.

**First Floor Landing:** Fitted carpet. Two radiators. Two ceiling light fittings. Double-glazed window. Smoke alarm. Loft hatch. Heated airing cupboard.

**Bedroom 1:** 13' 10" x 11' 2" (4.22m x 3.41m)

Fitted carpet. Double-glazed window into bay. Radiator. Power points. Ceiling lighting. Picture rail. Feature cast-iron fireplace with slate hearth.

**Bedroom 2:** 15' 5" x 11' 3" (4.70m x 3.43m) An extended bedroom. Fitted carpet. Double-glazed window. Radiator. Power points. Ceiling lighting. Picture rail. Feature cast-iron fireplace with slate hearth.

**Bedroom 3:** 11' 0" x 9' 6" (3.35m x 2.89m) Fitted carpet. Double-glazed window. Radiator. Power points. Ceiling lighting. Picture rail.

**Bedroom 4:** 8' 5" x 7' 7" (2.57m x 2.31m) Fitted carpet. Double-glazed window. Power points. Radiator. Ceiling lighting. Picture rail. Telephone point.

**Bathroom:** 8' 8" x 5' 9" (2.65m x 1.74m) With a three piece white family bathroom suite comprising a low-level w.c., pedestal wash hand basin and free-standing roll-top bath with chrome mixer taps. Wood flooring. Part-tiled walls. Frosted double-glazed window. Heated towel rail. Shaver point. Ceiling down-lighters.

**Outside:** To the front of the property there is a gravelled driveway offering Off-Road Parking, hedged borders, outdoor lighting and lawned garden with planted borders. There is gated side access with outdoor tap and bin store which leads to the detached Garage with up and over door, power and lighting.















The rear garden is private and enclosed with paved Patio Seating Area. Lawned garden with planted borders, shrubs and hedging. There are two water butts, fenced boundaries and Garden Shed.

**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 situated in the kitchen.

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

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

**Note:** The property has had a new roof (2020) including re-felt and slate. The loft has been insulated and boarded and has pull-down stairs from the loft hatch. Loft now has "Velux" window.

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

**Directions:** From the Agent's Offices proceed up Regent Street at which turn right into Grosvenor Road. At the roundabout continue straight across bearing immediately left thereafter into Grove Road. At the traffic lights turn left into Chester Road. Take the right-hand turning into Box Lane. The property will be seen on the left-hand side, opposite Acton Park Primary School.

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We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

## Ground Floor

Approx. 59.1 sq. metres (636.3 sq. feet)



## First Floor

Approx. 58.8 sq. metres (633.3 sq. feet)



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1 King Street Wrexham LL11 1HF

01978 340000 | [bowen.uk.com](http://bowen.uk.com) | [wrexhamsales@bowen.uk.com](mailto:wrexhamsales@bowen.uk.com)





