



# BOWEN

PROPERTY SINCE 1862

Guide Price £330,000

🏠 4 Bedrooms    🛀 1 Bathroom

69 Acton Gate, Wrexham LL11 2PW



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## General Remarks

A rare addition to the market comprising an excellent example of an early and original Garden Village house, of just two pairs of (Grade II Listed) four-bedroom semi-detached properties on the most sought-after roadway of Acton Gate within the ambitious town scheme that was initiated in 1913. The property has a parking driveway and garage and sits within a generous rectangular and level plot that extends to just under a fifth of an acre. The accommodation provides a wonderful blank-canvas opportunity for a buyer to create an individual, characterful and high quality family home. Viewing highly recommended.

## Accommodation

### On The Ground Floor:

**Recessed Open Porch:** 8' 0" x 4' 5" (2.45m x 1.35m)

With feature brick arch above and quarry tiled step. Period timber and part glazed door to:

**Reception Hall:** 14' 1" x 7' 4" (4.28m x 2.24m)

Woodblock flooring (beneath carpet). Radiator. Picture rail. Smoke alarm. Door-chimes. Understairs cloaks cupboard off.



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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.

**Dining Room:** 14' 10" x 13' 11" (4.51m x 4.24m)

Woodblock flooring. Bay window. Period fireplace with on-set gas fire. Radiator. Coved finish to ceiling. Part glazed side door leading to front garden.

**Breakfast Room:** 12' 6" x 9' 10" (3.82m x 2.99m)

Radiator. Picture rail. Twin built-in cupboards to chimney breast recesses. Double glazed window.

**Kitchen:** 9' 0" x 7' 11" (2.74m x 2.42m) Fitted with a double drainer stainless steel sink unit set into base storage cupboards having adjacent space with plumbing for automatic washing machine. Space for cooker. Double glazed window. Wall mounted "British Gas" gas-fired central heating boiler.

**Walk-In Pantry (off):** 8' 0" x 2' 10" (2.44m x 0.86m)

Double glazed window. Fitted shelving.

**Lounge:** 19' 11" x 12' 11" (6.08m x 3.94m) Period tiled fireplace and hearth with on-set gas fire. Two radiators. Double glazed window to front elevation. Double glazed French windows with side double glazing to rear garden. Picture rail. Coved finish to ceiling. Television aerial point.

#### On The First Floor:

**Landing:** 14' 1" x 8' 9" (4.28m x 2.66m) Picture rail. Radiator. Loft access-point.

#### Walk-In Linen Cupboard (off):

**Bedroom 1:** 14' 0" x 12' 11" (4.26m x 3.94m) Period fireplace. Radiator. Built-in wardrobe.

**Bedroom 2:** 13' 8" x 13' 0" (4.16m x 3.95m) Twin cupboards to chimney breast recess. Radiator. Double glazed window. Period fireplace.

**Bedroom 3:** 14' 1" x 9' 10" (4.29m x 2.99m) Period fireplace. Radiator. Built-in cupboard to recess.

**Bedroom 4:** 13' 0" x 8' 7" (3.95m x 2.62m) Period fireplace. Radiator. Picture rail.

#### Rear Landing:

**Bathroom:** 8' 4" x 6' 0" (2.54m x 1.83m) Fitted with a two piece white suite comprising a pedestal wash hand basin and panelled bath. Part tiling to walls. Radiator.

**Separate WC:** 5' 1" x 3' 1" (1.55m x 0.95m) Fitted with a low level white suite.

**Outside:** The property occupies a broadly level rectangular-shaped plot having Parking Driveway leading to Attached Garage (5.65m x 2.54m) having original sliding timber wrap-around doors. The front garden is laid mainly to lawn set back from the highway by mature privet hedging and screening planting. To the rear of the property there is a further lawned garden, which affords a high degree of privacy surrounded by mature trees. From the back kitchen door of the property there is an open and recessed Porch to an Integrated Store Shed (1.84m x 1.23m) featuring light and cold water tap.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "British Gas" gas-fired boiler situated in the Kitchen.

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

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

**EPC:** EPC Rating – 54|E.

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















**Directions:** From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn right into Grosvenor Road. At the roundabout continue straight across bearing immediately left thereafter onto Grove Road. Continue to the traffic lights and turn left onto Chester Road. At the roundabout at the junction with Rhosnesni Lane continue straight ahead, ascending Acton Hill and prior to reaching the brow of the hill, take the left-hand turning onto Acton Gate. Bear right to continue Acton Gate (straight ahead is Sandway Road) and continue until the property is observed on the left-hand side.

## Start your property journey with us today

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.



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