

BOWEN

PROPERTY SINCE 1862



Asking Price £280,000

75 Box Lane, Wrexham LL12 8DA

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

Occupying an elevated position on a highly sought after residential road, this extended three bedroom semi-detached property still retains a wealth of character features and boasts a large breakfast room which spans the full width of the property. The rear garden enjoys a good degree of privacy, whilst the living accommodation briefly comprises an entrance hallway with patterned quarry tiled floor, living room, kitchen, breakfast room, dining room, landing, main bedroom with bay window, two further bedrooms, and a family bathroom with a white suite. An early viewing is advised.

Accommodation

On The Ground Floor:

Entrance Hall: PVCu double glazed door and two side panels to the front elevation. Radiator. Patterned quarry tiled floor. Picture rail. Understairs storage cupboard.

Living Room: 13' 3" x 11' 6" (4.04m x 3.50m) PVCu double glazed bay window to the front elevation. Radiator. Wood-effect flooring. Feature fire surround. Picture rail.

Kitchen/Breakfast Room: viz:

Kitchen Area: 9' 8" x 9' 1" (2.95m x 2.78m) Wooden framed bay window to the side elevation. Shaker-style base and wall units with complementary wood-effect work surfaces. Sink and drainer unit with mixer tap. Integral induction hob. Cooker hood. Integral oven. Integral slimline dishwasher. Wall tiling. Tiled floor. Radiator.

Breakfast Room Area: 19' 1" x 9' 3" (5.82m x 2.81m) Window and patio doors to the rear elevation. Shaker-style wall and base units with complementary wood-effect work surfaces. Integral fridge and freezer. Central island with breakfast bar. Wall tiling. Tiled floor. Radiator.



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

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: 13' 0" x 11' 6" (3.95m x 3.50m)
Wooden flooring. Radiator. Coved ceiling.

On The First Floor:

Landing: Window to the side elevation. Attic hatch.

Bedroom 1: 13' 0" x 11' 6" (3.97m x 3.50m) Window to the rear elevation. Radiator. Picture rail.

Bedroom 2: 13' 7" x 11' 1" (4.14m x 3.37m) PVCu double glazed bay window to the front elevation. Radiator. Exposed wooden floorboards. Picture rail.

Bedroom 3: 8' 0" x 7' 10" (2.43m x 2.38m) PVCu double glazed window to the front elevation. Radiator. Exposed wooden floorboards.





Bathroom: 7' 6" x 7' 5" (2.28m x 2.25m) Window to the rear elevation. White three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Wall tiling. Airing cupboard. Radiator.

Outside: Externally there is a lawned garden to the front of the property with a driveway to the side elevation providing ample Off-Road Parking leading up to the over-sized Garage. The rear garden, which enjoys a good degree of privacy, combines a paved Patio with steps up to a further lawned section.

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

Tenure: Freehold. Vacant Possession on Completion.

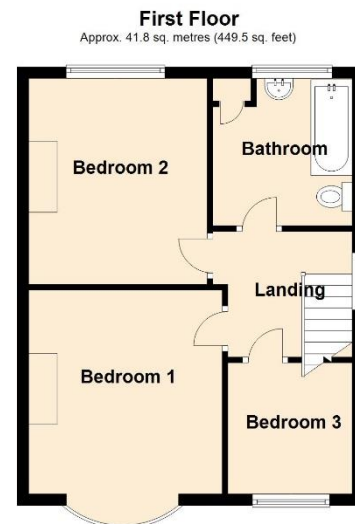
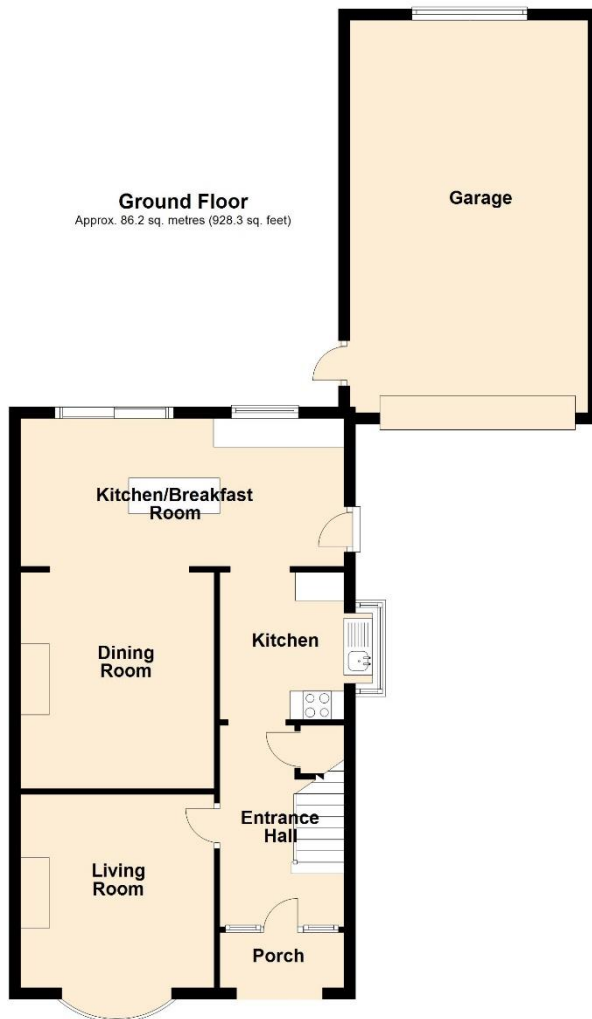
Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 48|E.

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

Directions: From the Agents Wrexham Office 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. Continue straight over the mini-roundabout and proceed up the hill. Take the right-hand turning into Box Lane and the property will be seen on the left-hand side of the road just past Acton Park Primary School.





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