

# BOWEN

PROPERTY SINCE 1862



Asking Price £177,500

41 Oak Drive, Wrexham LL12 7HN

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🏠 3 Bedrooms

🚿 1 Bathroom



# 41 Oak Drive, Wrexham LL12 7HN



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### General Remarks

Located on the Chester side of the city within the popular area of Acton, this two reception room and three bedroom semi-detached property is available for early occupation. The kitchen is fitted with light oak effect fronted units having built-in cooking appliances, whilst the bathroom has a white suite with over-bath shower. The property has a useful ground floor cloakroom/WC and is double glazed and gas centrally heated having gardens to three elevations.

### Accommodation

#### On The Ground Floor:

**Reception Hall:** 11' 9" x 7' 8" (3.58m x 2.33m)

Approached through a lead-lighted double glazed door. Double glazed window. Radiator. Quarry tiled flooring. Smoke alarm. Central heating thermostat. Door-chimes.

**Ground Floor Cloakroom:** 5' 0" x 3' 1" (1.52m x 0.94m) Fitted with close flush w.c. Half tiling to walls. Tiling to floor. Double glazed window.

**Dining Room:** 12' 6" x 9' 7" (3.80m x 2.91m) into bay window. Double glazing to bay. Tiled fireplace and hearth. Radiator. Picture rail.

**Lounge:** 14' 1" x 10' 11" (4.28m x 3.32m) Quarry tiled flooring. Double glazed window. Built-in period cupboards to recess. Marbled fire surround and hearth. Picture rail. Ceiling rose. Double glazed window overlooking garden.

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.

**Kitchen:** 13' 10" x 7' 1" (4.22m x 2.15m)

Extensively fitted with a range of light oak laminate-fronted units comprising porcelain-effect single drainer sink unit set into range of base storage cupboards including drawer pack and having sliding spice storage drawer. Two corner base cabinets. Built-in "Belling" electric oven and grill with four-ring gas hob and fitted cooker hood above. Range of matching suspended wall cupboards including full-length cupboard containing wall mounted "Worcester" gas-fired combination-type central heating boiler.

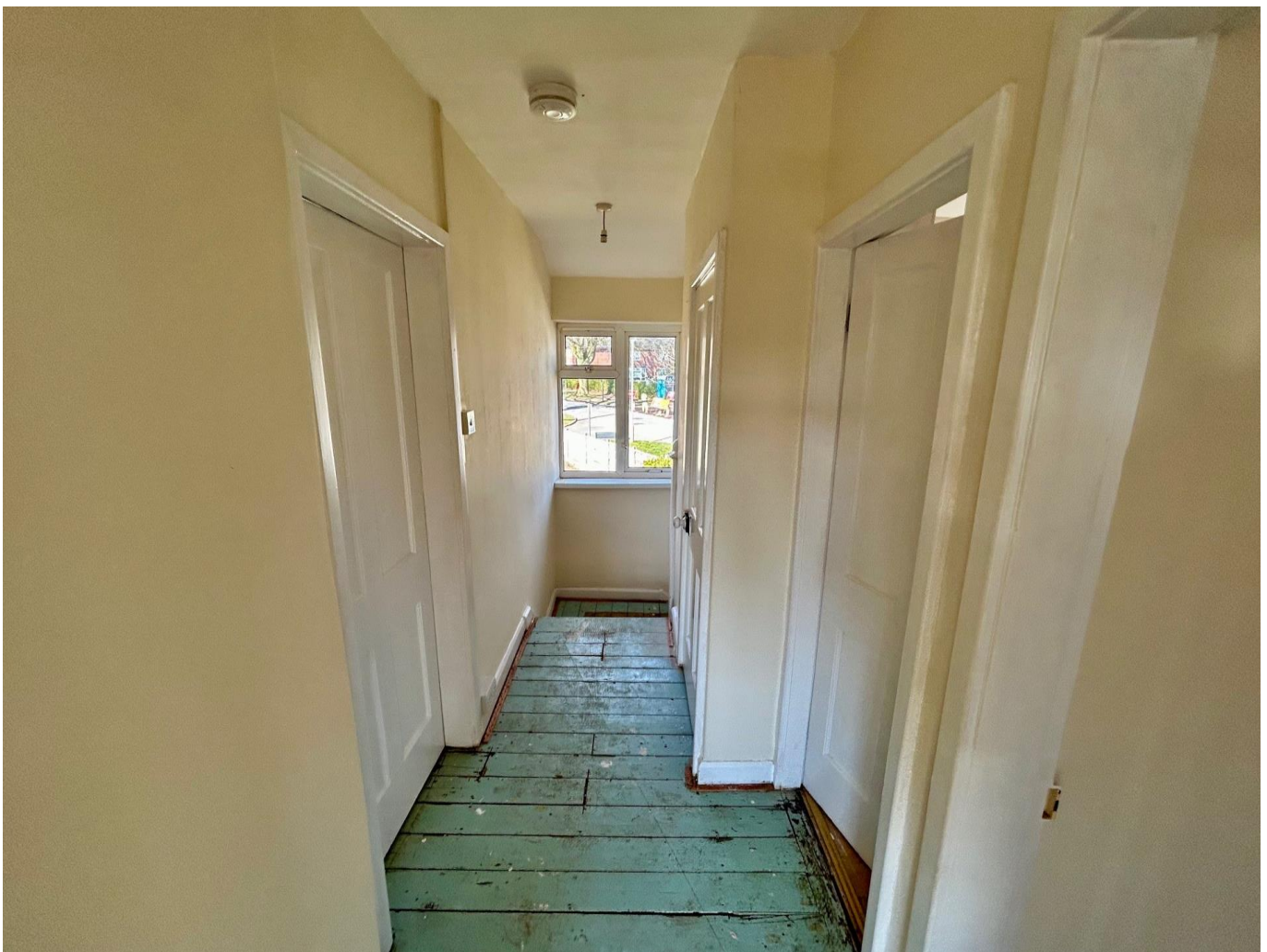
Two double glazed windows. Double glazed back door.

**On The First Floor:**

**Landing:** Built-in cupboard. Loft access-point to insulated roof space. Smoke alarm. Double glazed window.

**Bedroom 1:** 14' 1" x 10' 10" (4.30m x 3.30m)

Two double glazed windows. Period fireplace. Picture rail. Radiator.









**Bedroom 2:** 10' 6" x 9' 7" (3.20m x 2.93m)  
Period fireplace. Radiator. Double glazed window. Picture rail.

**Bedroom 3:** 10' 10" x 6' 10" (3.30m x 2.08m)  
Radiator. Double glazed window. Picture rail.

**Bathroom:** 7' 0" x 7' 0" (2.13m x 2.13m) Fitted with a three piece white suite comprising close flush w.c., pedestal wash hand basin and panelled bath having shower above from mixer tap attachment. Double glazed window. Radiator. Range of chrome finished fittings.

**Outside:** The property occupies a plot having gardens to three elevations. There is a pedestrian gate and footpath leading to the entrance door. The front garden is established with lawn having scattered shrubs, whilst the side and rear are lower maintenance, the rear of which has a brick paved Patio leading to a flagged garden, which is bounded by timber fencing. There is a timber Store 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 the wall mounted "Worcester" gas-fired combination-type boiler situated in the Kitchen.

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

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

**EPC:** EPC Rating - 66|D.

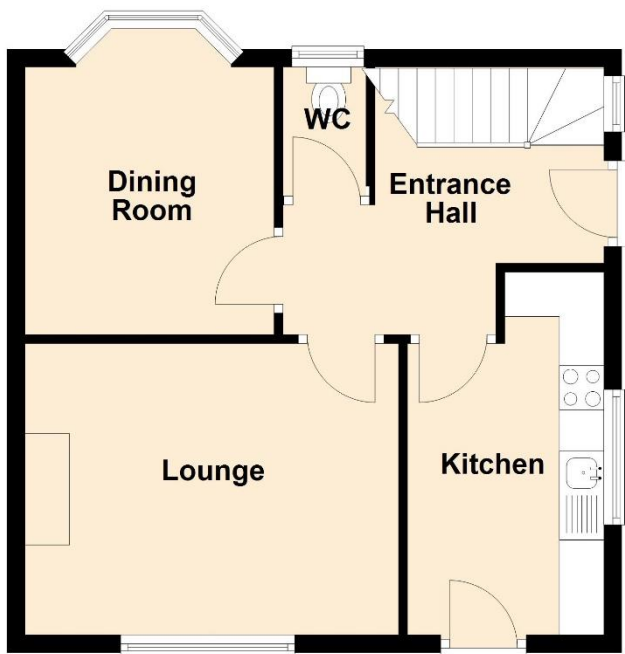
**Council Tax Band:** The property is valued in Band "C".

**Directions:** From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn right onto Grosvenor Road. At the roundabout continue straight across bearing immediately left thereafter onto Grove Road. At the traffic lights turn left onto Chester Road. On arriving at the roundabout turn right towards Rhosnesni Lane but bear left into the Acton Park development. Continue along Oak Drive until 41 is approached eventually on the right-hand side.



## Ground Floor

Approx. 41.7 sq. metres (449.1 sq. feet)



## First Floor

Approx. 40.6 sq. metres (436.9 sq. feet)



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