

BOWEN

PROPERTY SINCE 1862



Offers in the Region of £350,000

61, Smithy Lane, Wrexham LL12 8JN

4 Bedrooms 1 Bathrooms

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General Remarks

A well-presented extended detached two reception room / four bedroom family home, not on an estate, occupying a generous plot with garage, multiple parking and caravan or motorhome space in a convenient location on the Chester side of town.

This extended property does not form part of an estate being well set back behind a layby on Smithy Lane. The spacious well-presented family accommodation comprises an entrance hall, cloakroom, two reception rooms, 20' breakfast kitchen and utility room on the ground floor. Upstairs a central landing leads to four bedrooms and a refitted fully tiled bathroom with over bath shower and screen. The house is gas centrally heated and PVCu double glazed with matching fascias fitted throughout. The house occupies a generous plot with multiple frontage parking leading to an integral garage with gated caravan / motorhome parking to one side. The secure rear garden includes a choice of seating areas and lawn with picket fence surround and is afforded privacy by a high hedgerow.



Accommodation

Location: The property occupies a convenient location approximately 200 yards equidistant between Chester Road and Box Lane. Local amenities include the Little Acton neighbourhood shopping parade and the quarter hourly bus service from Chester Road to the City Centre (1 mile) and Chester (10 miles). Gresford roundabout is about 400 yards away from where the A483 gives dual carriageway access to the motorway network.

Constructed: of brick faced external cavity walls beneath a predominantly tiled roof, with a flat roofed single storey extension to the rear. The accommodation with approximate dimensions comprises:

Ground Floor:

Entrance Hall: 17' 9" x 7' 9" (5.41m x 2.36m overall) Built-in cloaks and storage cupboards to understairs recess. Oak finished flooring. Approached through a part-glazed PVCu framed door with side reveals. Inset ceiling lighting. Broadband telephone point. Radiator. One single and two double power points. Central heating thermostat.

Cloakroom: 4' 10" x 2' 8" (1.47m x 0.81m) With a two piece white suite comprising a wall mounted corner wash hand basin and a close coupled dual flush WC. Fully tiled walls. Chrome towel radiator.

Dining Room: 14' 0" x 9' 0" and 8' 4" (4.26m x 2.74m and 2.54m) Radiator. Two pendant light points and three wall light points. TV aerial point. Two double power points.

Sitting Room: 16' 0" x 12' 5" (4.87m x 3.78m) max Wall mounted living flame log effect electric fire. Coved ceiling with two pendant light points. French window with matching side reveals to rear garden. Radiator. Two wall light points. Four double power points. TV aerial point.

Breakfast Kitchen: 20' 10" x 13' 3" and 8' 4" (6.35m x 4.04m max. and 2.54m) Fitted ranges of light timber finish laminate fronted units in a Shaker style, including a single drainer stainless steel sink unit inset into a total of nine-doored base units and one drawer pack with extended work surfaces, beneath which there is plumbing of a dishwasher and a built-under "Tricity" electric oven. Inset "Stoves" hob with an integrated extractor hood above set between a total of ten-doored suspended wall cabinets. Slate effect tiled floor. PVCu framed double glazed external door. Two radiators. Inset ceiling lighting. Seven double power points. Ceramic tiled splashbacks to working areas. Four-doored suspended wall cabinets to breakfast area.

Utility Room: 8' 5" x 4' 5" (2.56m x 1.35m) Part glazed PVCu framed external door. Full width work surface with plumbing for washing machine and space for a dryer beneath. Tall broom cupboard and suspended double wall cabinet. Half tiled walls. Double power point. Slate effect tiled floor.

First Floor:

Landing: 5' 6" x 5' 2" (1.68m x 1.57m) Airing cupboard with immersion heater fitted to the oversize hot water cylinder. Single power point. Loft access point. Six panel doors leading off to:

Bedroom 1: 14' 0" x 9' 9" (4.26m x 2.97m) Built-in wardrobe with four folding doors. Radiator. Coved ceiling. Three double power points.

Bedroom 2: 12' 4" x 8' 4" (3.76m x 2.54m) Having built-in cupboard with hanging rail and shelf over stairs. Radiator. Two double and one single power point.









Bedroom 3: 9' 7" x 8' 5" (2.92m x 2.56m) Including a four door range of fitted wardrobes. Radiator. Double power point.

Bedroom 4: 8' 5" x 8' 4" (2.56m x 2.54m) Radiator. Double power point.

Bathroom: 7' 2" x 5' 2" (2.18m x 1.57m) Fitted three piece white suite comprising a 'P' shaped bath with shower screen and "Triton" electric shower above. Vanity wash hand basin and WC with concealed cistern. Chrome ladder radiator. Fully tiled walls. Ceramic tiled floor. Extractor fan. Mirror fronted medicine cabinet.

Outside: From the road frontage double gates lead to a large tarmac hardstanding providing parking for several vehicles and giving access to the integral garage. High double gates to one side lead to a tarmac hardstanding ideal for caravan/motorhome storage. At the rear, a large flagged patio area leads on to a grassed garden with picket fence surround and a further choice of seating areas. Outside tap and lighting system.

Integral Garage: 18' 6" x 8' 9" (5.63m x 2.66m) Fronted with a metal up and over door, wall mounted

"Main" gas fired central heating boiler, electric dog shower, electric light and power points and side, part-glazed PVCu framed personnel door.

Services: All mains services are connected, subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Main" gas fired boiler situated in the garage. The property is wired for a BT telephone. The solar panels on the front pitch of the roof provide subsidised electricity.

Tenure: Freehold. Vacant possession on completion.

Note: Certain floor and window coverings are available by negotiation.

Viewing: By prior appointment with the Agents.

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

Room25name): EPC Rating - 79|C.

Directions: For satellite navigation use the post code LL12 8JN. From the city centre proceed on the A5152 Chester Road. Continue for a distance of just over a mile, passing the Acton Pub Restaurant and Garden Village Shopping Parade until eventually reaching Smithy View Service Station on the left at which point turn right onto Smithy Lane. The property will be observed after approximately 200 yards on the left set back behind a layby.

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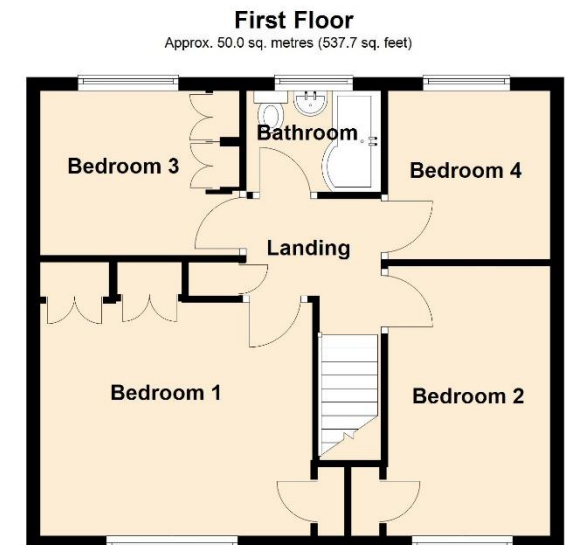
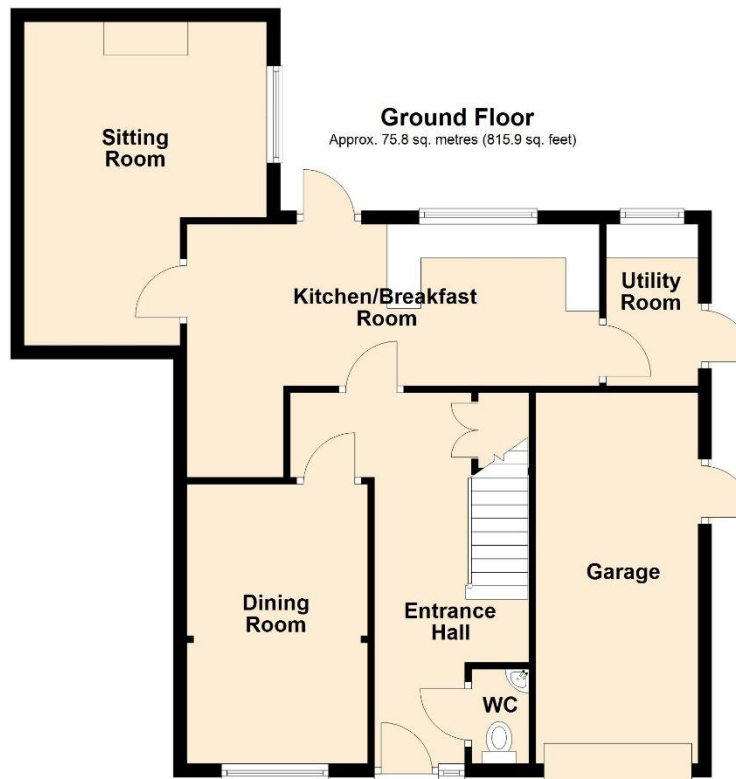
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