

Town & Country

Estate & Letting Agents

Acton Gate, Wrexham

£350,000



Situated in the highly desirable address of Acton Gate much sought after suburb of Wrexham, this four double bedroom semi-detached property with a large frontage enjoy the benefits of UPVC double glazing and gas central heating and brief comprises a vestibule, reception hall, kitchen, living room and dining room and the first floor landing offering access to all four double bedrooms to a four piece bathroom suite. externally the front of the property is a general sized lawn and shrub front garden with a driveway to the side of the property leading past the front door and the rear gardens and parking and turning into a detached garage with carport along with lawned and shrubbed gardens

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Externally front

The property has a large frontage being predominantly laid to lawn with well stocked shrub borders quarry tile patio area and a driveway leading along the side of the property to the front door above which is a courtesy light and onto further gravel off-road parking position to the rear of the property .



Rear garden

With ample gravel parking and turning a paved patio area, brick boarded flowerbeds, carport, lawn and shrub garden and access to the detached garage.

Garage

A detached garage with an electric roller door power and light

Vestibule

The property is entered through a composite double glazed front door opening to vestibule with quarry tiled flooring and a glazed internal door opening to the reception hall.



Reception hall

8'7 x 8

With parquet flooring laid in a herringbone style, radiator, stairs off rising to the first floor accommodation with an opaque window to the side elevation and doors off opening to kitchen, dining room and cloakroom WC. Cloakroom WC. Installed with a white dual

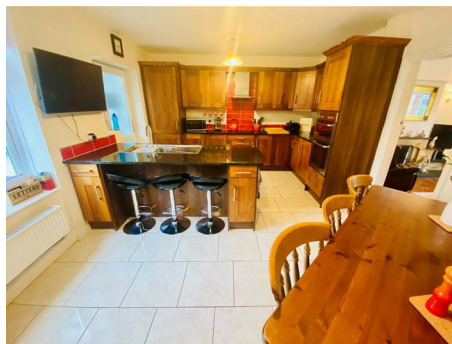
flush low WC, wash hand basin, radiator, fully tiled walls and ceramic tiled floor along with an opaque window to the side elevation.



Dining room

17'2 x 12'2

A double aspect room with windows to front and side elevations, a radiator, parquet flooring laid and a herringbone pattern featuring an ornamental original fireplace with ceramic tile and Adam style surround.



Kitchen

16'5 x 12

The kitchen is fitted with an array of attractive woodgrain effect wall base units and draw unit complemented by stainless steel handles with granite work surfaces incorporating a breakfast bar and housing stainless steel and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include stainless steel double oven and electric hob with stainless steel extractor hood above fridge/freezer and dishwasher. The flooring throughout the room is ceramic tile with the window facing the rear elevation with the radiator below fitted high-level cabinet along with a fitted corner unit housing combination boiler. UPVC double glaze door off opens to the, utility room.

Utility room

7'2 x 7'8

With space and plumbing for a washing machine and dryer, radiator, ceramic tiled floor and timber frame double glazed windows facing side and rear elevations and a skylight within a panelled ceiling. UPVC double glazed door opens to the rear garden.



Living room

13'1 x 16'4

Having an open fireplace with feature surround, parquet flooring laid in a herringbone style, radiator, picture rail and UPVC double glaze French doors opening to a Quarry tile patio area.

First floor landing

With an opaque window facing the rear elevation situated at the turn of the staircase, fitted floor to ceiling cabinet and doors off opening to the family bathroom and all four bedrooms.



Family bathroom

8'3 x 5'6

Installed with a white four piece bathroom suite comprising a panel bath with Victorian style mixer tap and handheld shower extension, corner shower enclosure with an electric shower and extractor fan above, low level WC and pedestal wash hand basin, fully tiled walls, radiator, access to the loft and an opaque window facing the rear elevation.



Bedroom one

14'3 x 12'1

Having a window facing the front elevation with a radiator below, an ornamental ceramic tile fireplace and fitted bedroom units in light Maple including a range of wardrobes with luggage cupboards above two corner wardrobes also with luggage cupboards above and two sets of drawers.



Bedroom four

12'1 x 9'3

Another double aspect bedroom with windows to side and rear elevations radiator along with fitted wardrobes with luggage cupboards above.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.



Bedroom two

12'2 x 11'6

A double aspect room with windows to front and side elevations radiator and fitted wardrobes with luggage cupboards above.



Bedroom three

10'1 x 12'1

With a window facing the rear elevation, radiator below and fitted wardrobes with luggage cupboards above.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

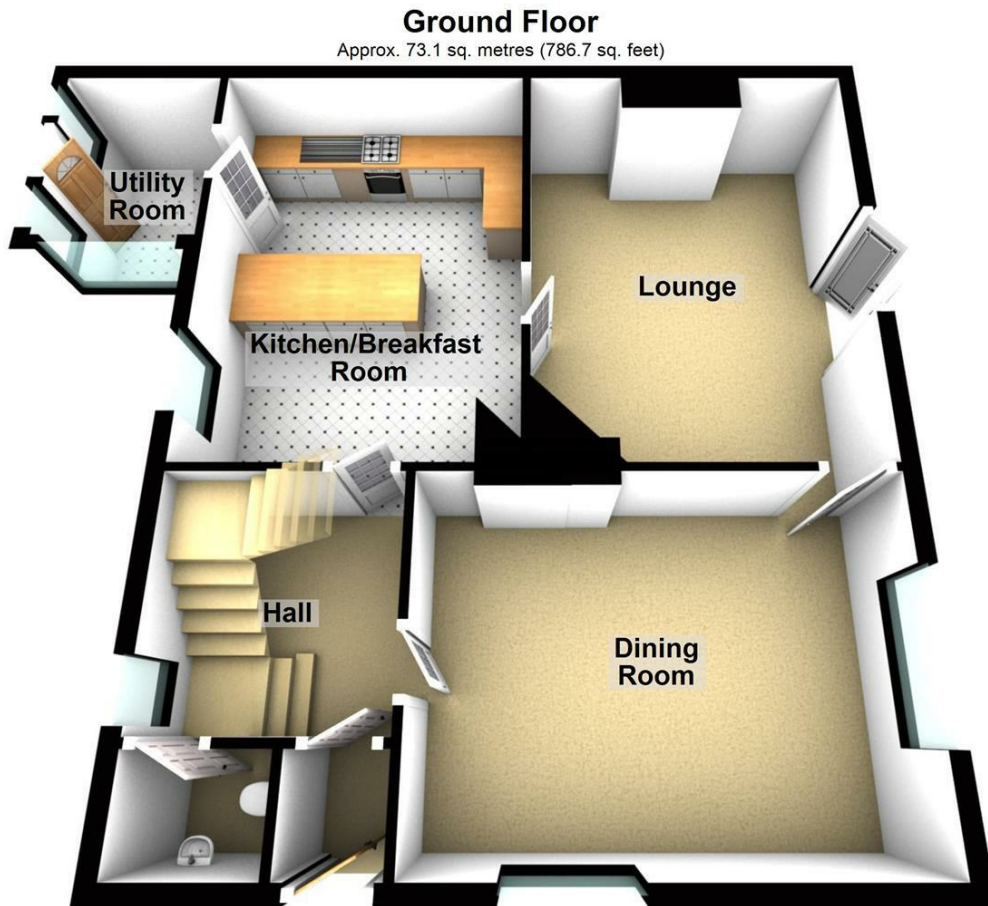
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



Total area: approx. 141.6 sq. metres (1523.8 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	