



53 Acton Gate, Wrexham, LL11 2PW

£550,000



A rare opportunity to purchase a substantial and immaculately presented family home on the most desirable street in Wrexham. This delightful detached property offers a perfect blend of comfort and space, making it an ideal home for a family. With two generously sized reception rooms, there is ample room for both relaxation and entertaining guests. The well-appointed living spaces are designed to create a warm and inviting atmosphere, perfect for family gatherings or quiet evenings in.

The property boasts four spacious bedrooms, including one accessible bedroom on the ground floor, providing a peaceful retreat for all family members. Each room is filled with natural light, creating a bright and airy feel throughout. Additionally, the house features two modern bathrooms, ensuring convenience and privacy for everyone in the household.

This home offers extensive parking and a large enclosed private garden, which is perfect for families with multiple cars or for hosting visitors.

Situated in a sought-after location, this property offers easy access to local amenities, schools, and transport links, making it an excellent choice for those seeking both tranquillity and convenience. Also with the added bonus of walking distance to the City Centre. Whether you are looking to settle down in a welcoming community or seeking a spacious home for your family, this detached home in Acton Gate is sure to impress.

Viewing is Essential to appreciate all this property has to offer, don't miss the opportunity to make this lovely property your new home, call olivegrove today on 01978 750234 to arrange your viewing.

## 53 Acton Gate, Wrexham, LL11 2PW

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This beautiful property is approached via a stoned driveway offering ample off road parking, to an open porch entering through the front entrance door.

### Entrance Hallway

A welcoming entrance space featuring a glazed timber entrance door. A lovely spacious hallway with a large feature window offering plenty of light. Original Parquet Flooring, Radiator, Ceiling and wall lights, Under Stairs Cupboard, Stairs Rising and doors off to:

### Lounge

11'0" x 17'1" (3.36 x 5.23m)

This room offers a dual aspect with a UPVC double glazed Bay window to the front elevation and French doors to the rear. Open fire with tiled surround. Carpet with original Parquet flooring below, Radiator, Ceiling and wall lights,

### Study / Dining Room

10'10" x 11'11" (3.32 x 3.65m)

Carpet with original Parquet flooring below, Radiator, Ceiling light, UPVC double glazed window to the rear elevation. Open fire with tiled surround.

### Kitchen / Diner / Breakfast Room

22'6" x 14'5" (6.87 x 4.40m)

The hub of the house which has versatile space for everyday living. A lovely modern and spacious fully fitted kitchen with Granite worktops and upstands. Integrated Neff double oven with combi/microwave and Neff Induction hob with a glass splashback and extractor over. Integrated dishwasher and Fridge. Inset composite 1 1/2 bowl sink with mixer tap. Breakfast bar.

Tiled floor, Radiator, Pendant, spotlight and under cabinet lighting. UPVC double glazed window to the rear elevation

and French doors leading out onto the large rear garden. Access to attic, Hatch through to Dining Room, Doors off to Garage, Shower room and Living Room.

### Shower Room

8'3" x 9'2" (2.54 x 2.80m)

This modern and practical room consists of a Villeroy & Boch bathroom suite comprising of Wall mounted WC, Vanity Basin and Walk in shower with mains powered shower and Glass panel. Fully tiled walls and floor. Under floor heating & Heated towel rail. UPVC double glazed window to the side elevation. Spotlights & wall mounted cabinet.

### Bedroom 4 / Living Room

12'0" x 23'6" (3.68 x 7.18m)

This stunning and newly updated room has a Custom built cabinet and a feature media wall with an inset British fires Holbury suite electric fire. Oak block flooring, Vertical radiator, Pendant Light fittings, UPVC double glazed windows to the front & side elevations.

### Stairs / Landing

A Gallery Landing with a large UPVC Double glazed picture window with stained glass to the upper panels. Carpet to floor, Radiator and two Storage cupboards. Doors off to:

### Bedroom 1

17'5" x 11'1" (5.33 x 3.38m)

Dual aspect room providing a lovely light and airy feel with UPVC double glazed windows to the front & rear elevations, Carpet to floor. Radiator and Light fitting.

### Bedroom 2

11'11" x 10'11" (3.65 x 3.33m)

UPVC double glazed window to the rear elevation

providing lovely views of the garden. Carpet to floor. Modern Fitted wardrobe. Radiator and Light fitting.

### Bedroom 3

9'6" x 11'1" (2.90 x 3.40m)

UPVC double glazed window to the rear elevation provided lovely views of the rear garden. Carpet to floor. Radiator and Light fitting.

### Bathroom

9'5" x 6'5" (2.88 x 1.97m)

Tiled Floor, UPVC double glazed window to the side elevation. Panelled bath with shower mixer tap, Close coupled WC and Pedestal basin. Radiator and Light fitting.

### Externally

#### Front

To the front of the property is a spacious stoned driveway providing ample off road parking leading to the integral garage, bounded by a dwarf stone wall to the front and hedges to either side. Lawned areas with mature planted borders and a Podpoint EV Charger .

#### Rear

Large private enclosed garden mainly laid to lawn with Patio areas and mature planted borders. Bounded by mature hedges and fencing.

### Garage

19'0" x 9'6" (5.81 x 2.91m)

With up and over door, power and lighting. Internal personnel door leading into Kitchen / Diner / Breakfast Room.

- 3/4 Bedroom Detached House
- 2 Bathrooms

- Recently Renovated Living Room with Custom Built Furniture and High Quality Fixtures

- 2/3 Reception Rooms
- Open plan Kitchen Diner with built in Neff Appliances

- Prime location situated on the most desirable street in Wrexham

- Desirable Location
- Recently Renovated Shower Room with High Quality Fixtures
- Walking distance to City Centre

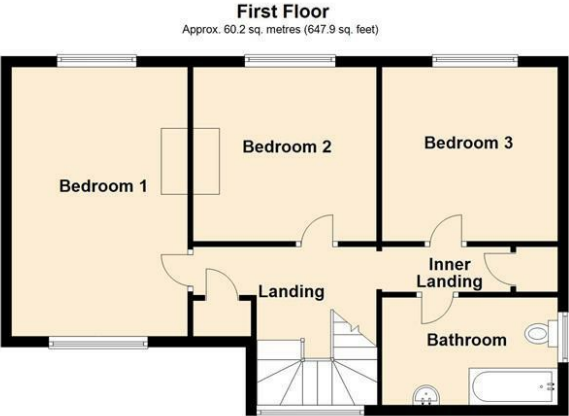








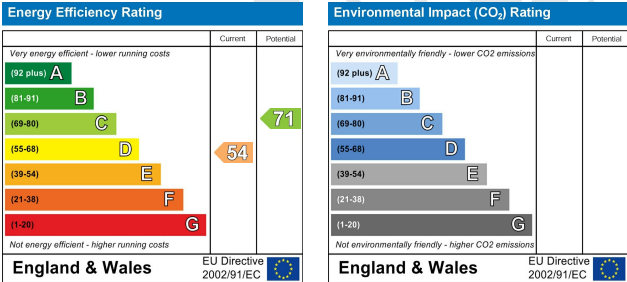
Floor Plans



Location Map



Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.