Wingetts

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# 9 Lawson Road, Wrexham, LL12 7BA

## £380,000

An extended and superbly presented 3-4 bedroom, 3 bathroom, detached family home with plenty of parking set within established private gardens in this sought after residential development on the fringe of the city centre with an excellent range of amenities nearby. Much improved by the current owner offering sociable and practical living space together with the versatility of a ground floor bedroom and shower room. The accommodation briefly comprises comprises an enclosed porch, welcoming hall with oak and glass balustrade complimented by oak internal doors, good size light and bright lounge overlooking the front garden, bedroom 4 or sitting/play room, impressive open plan kitchen dining living area with partial raised ceiling with Velux window, an extensive range of shaker style base and wall cupboards with ample work surface areas and French doors to the rear garden. A side hall connects the shower room, utility area and home office. The 1st floor landing gives access to 3 well proportioned bedrooms and a modern bathroom. To the outside, a gravelled drive provides parking and guest parking alongside a lawned garden, garage, and a private rear garden which includes excellent outdoor entertaining space for both children and adults with a covered patio for relaxing and lawned area. NO CHAIN. Energy Rating - C (71)

## LOCATION
Lawson Road has long been established as a sought after residential location on the fringe of the city centre enjoying the benefits of all its amenities and shopping facilities as well as both primary and secondary schools and a frequent bus service into Wrexham and Chester. A Doctors surgery is within easy reach and there are excellent road links that provide for daily commuting to the major commercial and industrial centres of the region.

## DIRECTIONS
From Wrexham city centre proceed north towards Chester along Chester Road passing for a short distance through the traffic lights and then turn right into Westminster Drive, take the next left turn onto Lawson Road, bear to the left and the property will be observed on the right.

## ON THE GROUND FLOOR
Part glazed entrance door opening to:

## ENCLOSED PORCH
With coat hanging space and part glazed door opening to:

## HALLWAY
Featuring tiled flooring, attractive glass balustrade with oak handrail, coving to ceiling, radiator with oak shelf above and oak veneer doors off.

## LOUNGE 13'9" x 11'9" (4.2m x 3.6m)
A light and airy reception room with upvc double glazed window to front, oak flooring, in-built electric fire to chimney breast, coving to ceiling and recessed shelving.

## OPEN PLAN KITCHEN/DINING/LIVING ROOM 22'11" max x 18'8" max (7m max x 5.7m max)
An impressive sociable and practical entertaining space with the kitchen area appointed with a stylish shaker range of base and wall units complimented by ample work surface areas incorporating a breakfast bar, four ring electric hob with splashback and black extractor hood above, black 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, integrated dishwasher, understairs storage cupboard, Velux roof light window providing natural light, vertical radiator, tiled flooring and upvc double glazed French doors off the living area leading to the rear garden.

## PLAYROOM/FOURTH BEDROOM 10'5" x 8'10" (3.2m x 2.7m)
A versatile room which can be used to suit the occupiers requirements having upvc double glazed window, radiator and wood effect flooring.

## SIDE HALL
Wood effect flooring, radiator, part glazed external door and access to:

## UTILITY/STORAGE AREA
Having plumbing for washing machine and space for tumble dryer.

## HOME OFFICE 5'2" x 5'2" (1.6m x 1.6m)
Fitted desk, radiator, upvc double glazed window, wood effect flooring and Ideal gas combination boiler.

## SHOWER ROOM
Appointed with a low flush w.c, wall hung wash basin with tiled splashback, shower enclosure with electric shower unit and easy clean wall panels, extractor fan, window and radiator.

## ON THE FIRST FLOOR
Approached via the staircase from the hallway to:

## LANDING
With upvc double glazed window, ceiling hatch to roof space, fitted storage cupboard and white panelled doors off.

## BEDROOM ONE 13'9" x 10'9" (4.2m x 3.3m)
Upvc double glazed window to front, radiator, five door fitted wardrobes, overhead storage cupboards, coving to ceiling and part glazed door opening to:

## EN-SUITE
Appointed with a low flush w.c, shower enclosure with mains thermostatic shower and Drench style shower head, easy clean wall panels, wash basin within vanity unit with mirror above, radiator, extractor fan and wood effect flooring.

## BEDROOM TWO 10'9" x 10'2" (3.3m x 3.1m)
A double bedroom with upvc double glazed window overlooking the rear garden, radiator and coving to ceiling.

## BEDROOM THREE 10'5" x 7'2" (3.2m x 2.2m)
Upvc double glazed window, radiator and fitted two door wardrobe.

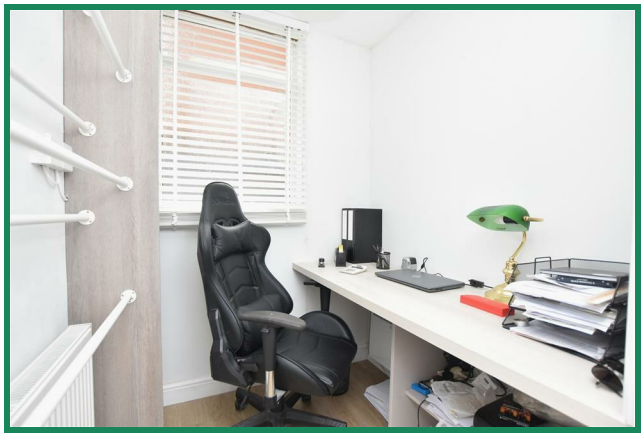
## FAMILY BATHROOM 7'2" x 6'6" (2.2m x 2m)
Appointed with a modern white suite of close coupled w.c with dual flush, rectangular wash basin set within a white vanity cupboard, P shaped bath with mains thermostatic shower above, Drench style shower head and splash screen, chrome heated towel rail, marble effect easy clean wall panels, upvc double glazed window and wood effect flooring.

## OUTSIDE
The property is approached along a decorative gravelled private driveway providing ample parking and guest parking with lawned garden to side, low level privacy hedging and timber fencing.

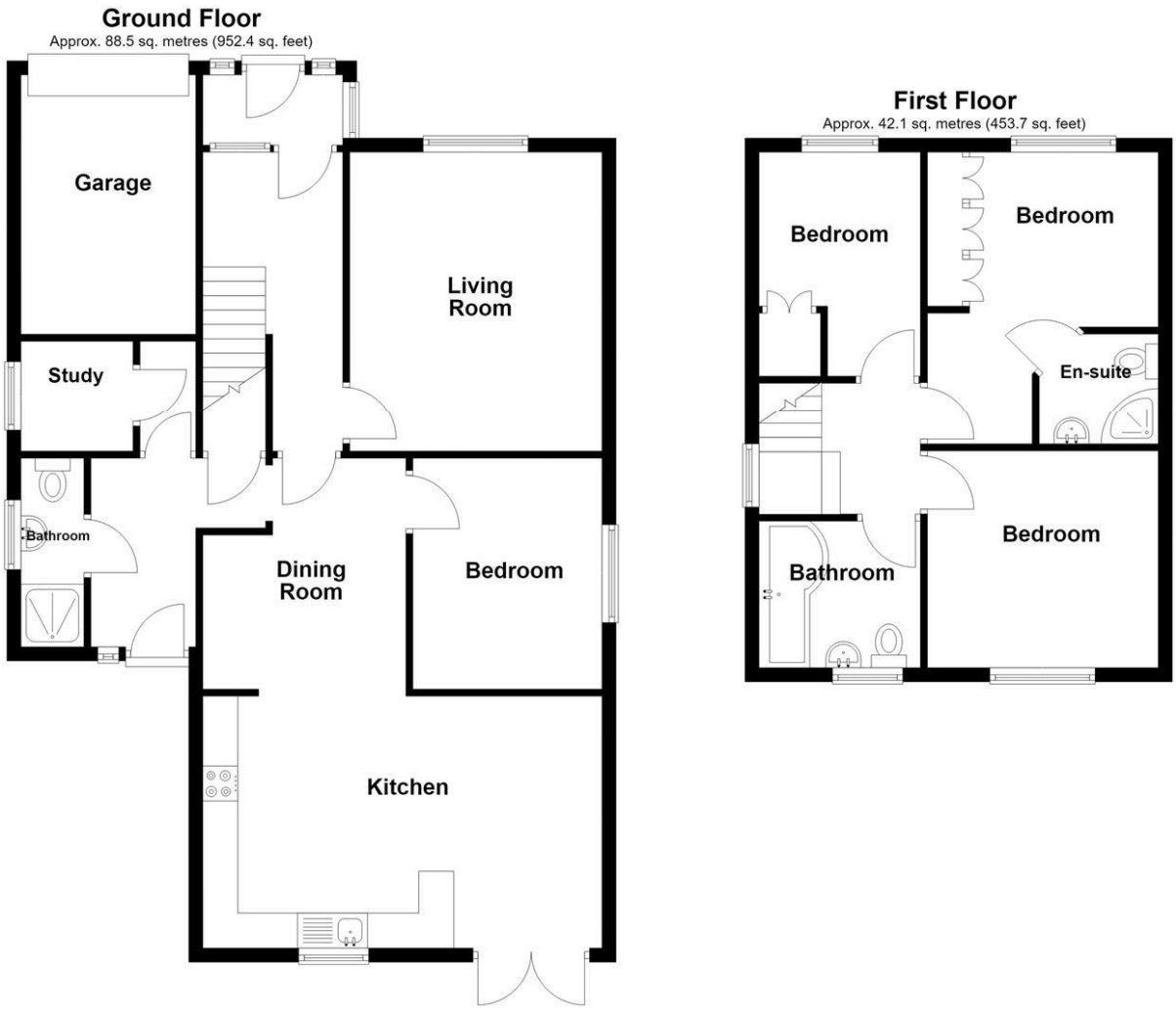
## GARAGE 12'9" x 9'10" (3.9m x 3m)
With metal up and over door, lighting and power sockets.

## GARDENS
A gated side path with cold water tap leads to the private and sunny aspect rear garden which is a particular feature of the property that includes a good sized lawn, decorative gravelled seating area, covered patio for outdoor relaxing, borders and external lighting, all of which is enclosed to provide a safe family envorinment.

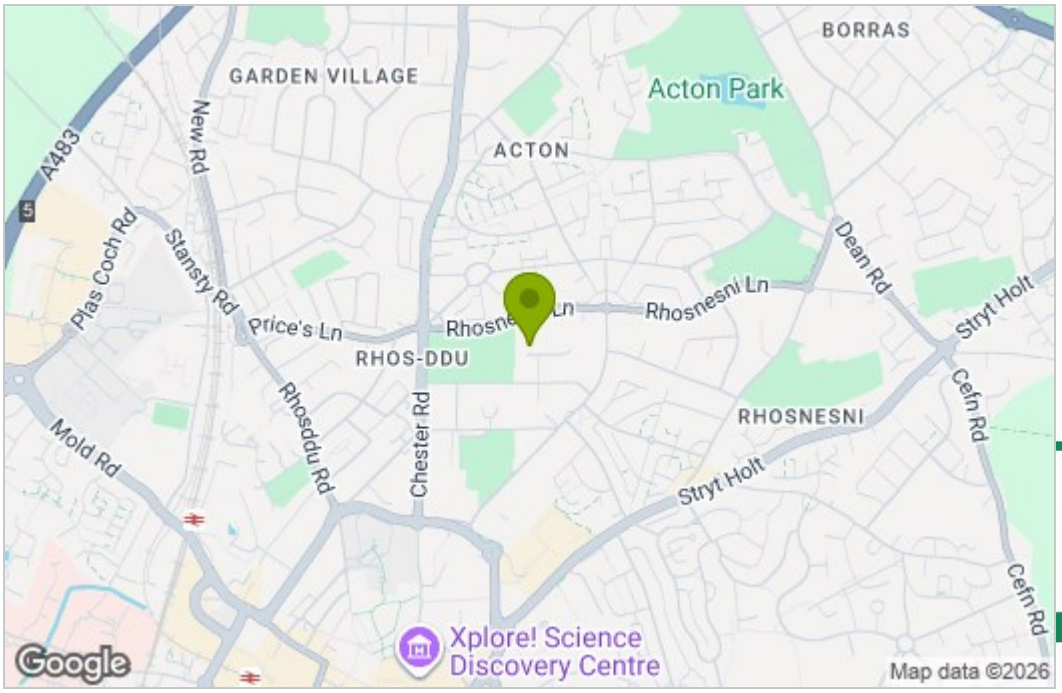
## PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



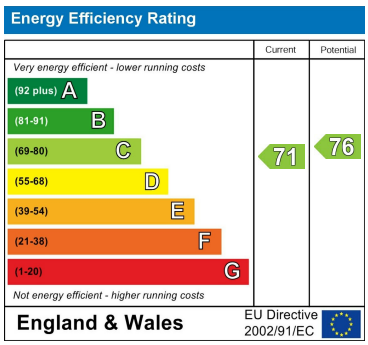
## Floor Plan




## Area Map




## Energy Efficiency Graph

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