

# BOWEN

PROPERTY SINCE 1862



Asking Price £170,000

56 Oak Drive, Acton,  
Wrexham LL12 7HL

🏠 3 Bedrooms

🚿 1 Bathroom

## 56 Oak Drive, Acton, Wrexham LL12 7HL



### General Remarks

NO CHAIN. A three bedroom mid-terraced property located in the established and popular residential area of Acton, less than two miles from the City Centre. Living accommodation briefly comprises an entrance hallway, lounge, fitted kitchen and separate dining room. On the first floor there are three bedrooms (two double and a single) together with a three piece bathroom and a separate w.c. Externally there are front and rear gardens with the rear garden being partially lawned with paved patio seating and gravelled areas.



### Accommodation

#### On The Ground Floor:

**Entrance Hallway:** Part glazed PVCu entrance door. Fitted carpet. Radiator. Ceiling light fitting. Power points. Staircase leading to First Floor.

**Dining Room:** 10' 4" x 10' 2" (3.15m x 3.11m) Parquet flooring. Double glazed window to front elevation. Radiator. Picture rail. Ceiling light fitting. Power points. Sliding door to:

**Kitchen:** 14' 6" x 8' 5" (4.43m x 2.56m) Comprising a range of cream wall and base units with laminate-effect work-top surfaces and localised tiling. Vinyl flooring. Two double glazed windows. Part glazed PVCu door to rear garden. Ceiling light fitting. Power points. Plumbing and space for a washing machine. Radiator. Wall mounted "Glow-Worm Easicom 28" gas central heating boiler. Cupboard housing the electric meter and fuse board. Understairs storage cupboard.

**Lounge:** 14' 6" x 11' 11" (4.41m x 3.63m) Dual aspect double glazed windows. Fitted carpet. Radiator. Power points. Picture rail. Television aerial point. Gas fire with hearth and matching surround. Ceiling light fitting. Fitted cupboard and telephone point.

## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

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.

**On The First Floor:**

**Landing:** Fitted carpet. Power points. Double glazed window. Loft hatch. Ceiling light fitting.

**Bedroom 1:** 14' 6" x 10' 2" (4.42m x 3.09m) Fitted carpet. Two double glazed windows. Ceiling light fitting. Power points. Radiator.

**Bedroom 2:** 12' 0" x 8' 5" (3.65m x 2.56m) Fitted carpet. Double glazed window. Radiator. Ceiling light fitting. Power points.

**Bedroom 3:** 8' 4" x 7' 10" (2.55m x 2.40m) Fitted carpet. Double glazed window. Power points. Ceiling light fitting.

**Bathroom:** 12' 1" x 5' 8" (3.69m x 1.72m) maximum. Comprising a wash hand basin set in a white vanity unit, panelled bath and a corner shower enclosure with a "Mira Atom" thermostatic shower bar. Radiator. Ceiling light fitting. Wood-effect vinyl flooring. Part tiled walls. Two frosted double glazed windows.





**Separate WC:** 3' 5" x 2' 8" (1.04m x 0.81m) High level w.c. Wood-effect vinyl flooring. Frosted double glazed window.

**Outside:** To the front of the property there is a shared pathway leading to the front door. Front garden and access to rear. Hedge boundaries. The rear garden is partially lawned with paved Patio Seating Areas and gravelled garden. Hedge and fenced boundaries. Outdoor tap.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Glow-Worm Easicom 28" gas-fired boiler situated in the Kitchen.

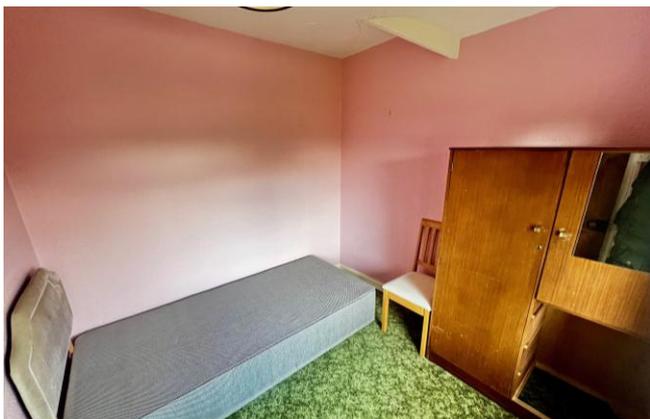
**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

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

**EPC:** EPC Rating – 63|D.

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

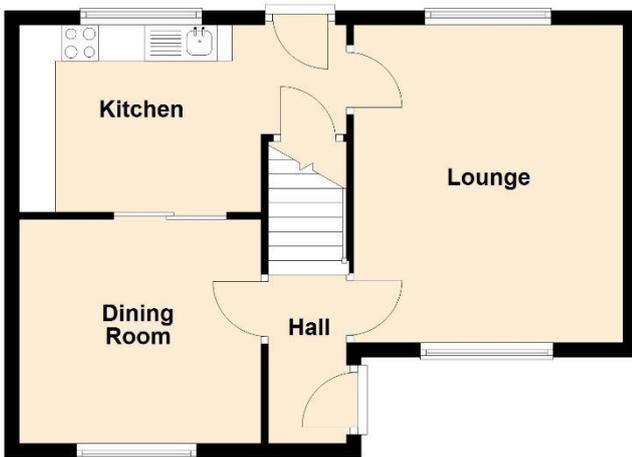
**Directions:** Leave the city centre on Chester Road and at the roundabout at the bottom of Rhosnesni Lane take the third exit on Cilcen Grove. Cilcen Grove proceeds into Oak Drive and the property will be observed on the left-hand side before the turning for Chestnut Avenue.





## Ground Floor

Approx. 42.8 sq. metres (460.8 sq. feet)



## First Floor

Approx. 42.6 sq. metres (458.6 sq. feet)



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