
Wingetts

More than just estate agents



25 Richmond Road, Wrexham, LL12 8AA

Price £240,000

A 3 bedroom detached house with garage and good sized rear garden providing an excellent opportunity to modernise and recreate a lovely family home, conveniently located in this established and much favoured residential area with access to schools, bus service and local shops as well as the picturesque Acton Park. The accommodation briefly comprises an open fronted porch, entrance hall with staircase to 1st floor landing, lounge, dining room with views over the rear garden and connecting door to the kitchen. A rear porch gives access to a useful store and the garage. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles and a bathroom. The property has the benefit of Upvc double glazing and gas central heating. To the outside, a private drive alongside a lawned front garden, leads to the garage. The sunny aspect rear garden is a particular feature including a paved patio with lawn beyond and established borders. NO CHAIN. Energy Rating - D (61)

LOCATION

The area has been established as a sought after location for many years due to its proximity to the picturesque Acton Park which is centred around its fishing lake and is popular amongst walkers. Excellent road links provide easy access to Wrexham Industrial Estate and the A483 by pass that allows for daily commuting to the major commercial and industrial centres of the region. A frequent bus service to Wrexham and Chester is within walking distance together with a Public House. A range of convenient shopping facilities and amenities are also available nearby in Borrass and Little Acton.

DIRECTIONS

From Wrexham city centre proceed along Chester Street into Chester Road for approx. $\frac{3}{4}$ of a mile taking the right hand turn into Box Lane. Continue past the school and down the hill taking the left turn onto Richmond Road and the house will be observed on the left after approx 300 yards.

ON THE GROUND FLOOR

Open fronted porch with upvc part glazed door with side window panel opening to:

HALLWAY

Stairs to first floor landing with useful storage cupboard below, radiator, connecting door to kitchen and lounge.

LOUNGE 12'9" x 11'9" (3.9m x 3.6m)

Upvc double glazed window overlooking the front garden, gas fire, radiator and an open aspect to:

DINING ROOM 9'10" x 8'6" (3m x 2.6m)

Featuring Herringbone pattern wood block floor, upvc double glazed window overlooking the rear garden, radiator and connecting door to:

KITCHEN 9'6" x 8'6" (2.9m x 2.6m)

Fitted with a range of timber trim base and wall cupboards complimented by wood effect work surface areas incorporating a stainless steel single drainer sink unit with upvc double glazed window above, glass fronted display cabinet, part tiled walls and part glazed door leading to:

REAR PORCH

Upvc part glazed external door, internal door to store shed with power and door to garage.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, upvc double glazed window, ceiling hatch to roof space and airing cupboard housing the hot water cylinder with slatted shelving.

BEDROOM ONE 11'1" x 9'10" (3.4m x 3m)

Upvc double glazed window to front, radiator and built-in wardrobe.

BEDROOM TWO 11'9" x 8'10" (3.6m x 2.7m)

Upvc double glazed window to rear, radiator, coving to ceiling and built-in wardrobe.

BEDROOM THREE 8'6" x 6'10" (2.6m x 2.1m)

Upvc double glazed window to front and radiator.

BATHROOM 7'2" x 5'6" (2.2m x 1.7m)

Appointed with a pedestal wash basin, low flush w.c, bath with electric shower over, part tiled walls and upvc double glazed window.

OUTSIDE

The property is approached along a private driveway which leads to:

GARAGE 16'8" x 8'6" (5.1m x 2.6m)

Metal up and over door, lighting and power.

GARDENS

The front garden is mainly lawned with low level brick boundary wall to front and path that continues either side of the property to the rear garden. Enjoying a sunny aspect the rear garden is a particular feature of the property with a paved patio for outdoor entertaining, lawn, cold water tap and established hedges.

PLEASE NOTE

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Floor Plan

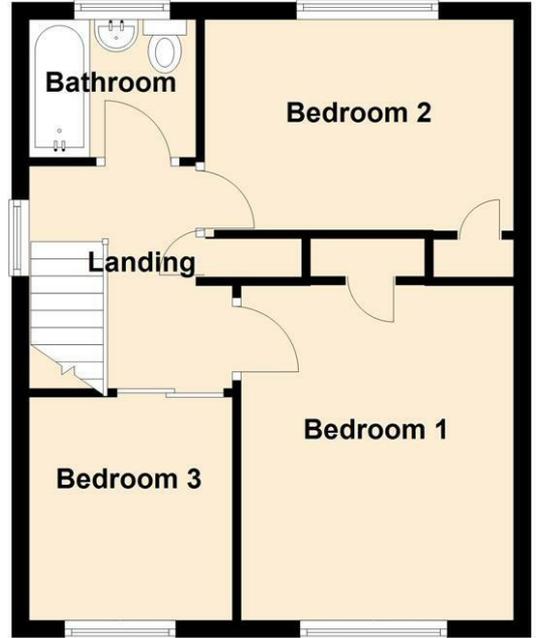
Ground Floor

Approx. 54.1 sq. metres (582.8 sq. feet)

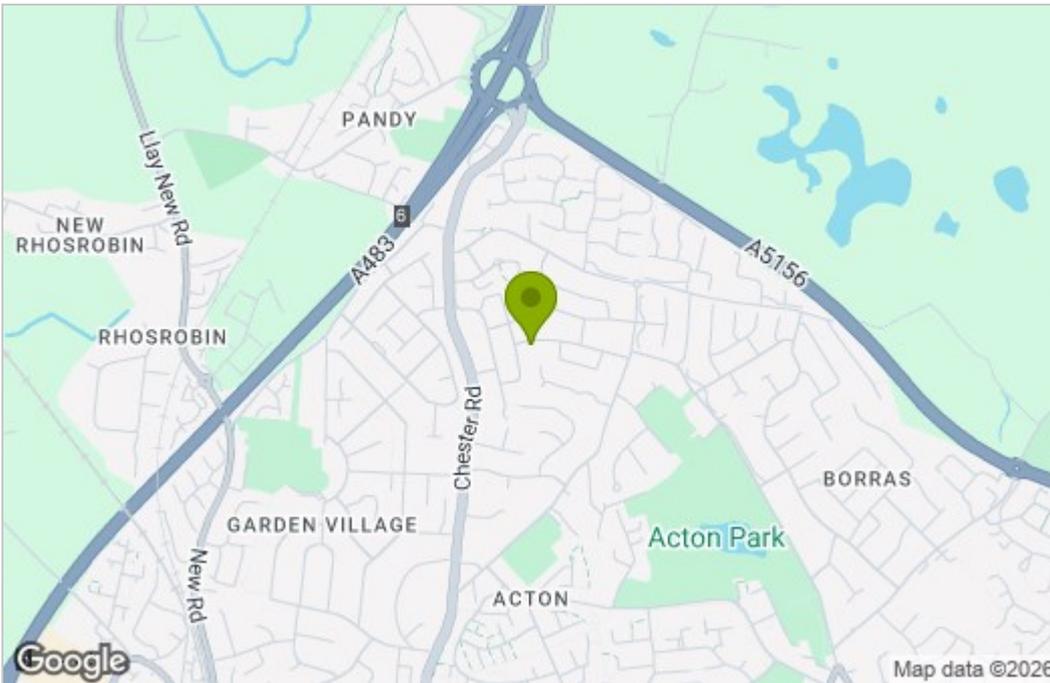


First Floor

Approx. 39.1 sq. metres (421.1 sq. feet)



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	75
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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