

# Wingetts

More than just estate agents



**22 Hazel Grove, Wrexham, LL12 7HA**

**Offers In Excess Of £90,000**

A spacious 1 bedroom ground floor flat with low annual service charge being sold with the benefit of an existing tenant who has been in occupation since 2020. Conveniently located on the fringe of the city centre with a frequent bus service nearby and excellent road links, the flat briefly comprises a communal entrance door with intercom system opening to communal hall, private entrance door, lounge, modern fitted kitchen, double bedroom with fitted wardrobes and shower room. Useful store cupboards, gas fired central heating and Upvc double glazing. Rear garden and communal parking areas. EPC RATING C

(73)

### LOCATION

Acton has long been established as a sought after residential area having easy access to the frequent bus service into Wrexham and Chester, good road links to the A483 by pass that connects Wrexham with Shropshire, Chester and the North West. Both primary and secondary schools are within walking distance together with the picturesque Acton Park centred around a fishing lake. Nearby shops are conveniently located on the corner of Park Avenue and Rhosnesni Lane.

### DIRECTIONS

From Wrexham City centre proceed along Chester Street into Chester Road and continue through the traffic lights to the roundabout taking the third exit onto Cilcen Road, taking a left turning and follow the road into Hazel Grove and the property will be observed on the left.

### COMMUNAL HALL

A communal entrance door with secure intercom system opens to the hall and the private entrance door to this ground floor flat.

### VESTIBULE

2 door useful store cupboard, intercom system and internal door to lounge.

### LOUNGE 13'2 x 10'8 (4.01m x 3.25m)

Upvc double glazed window to front, radiator, mains wired smoke alarm and coving to ceiling.

### KITCHEN 10'7 x 7'8 (3.23m x 2.34m)

Appointed with a modern white fronted range of base and wall cupboards complimented by work surface areas incorporating a stainless steel sink unit with Upvc double glazed window above, space for cooker, part tiled walls, plumbing for washing machine, gas combination boiler and external door to side enclosed porch with access to a utility, store cupboard and door to the rear garden.

### BEDROOM 13'2 x 8'5 (4.01m x 2.57m)

A double bedroom with Upvc double glazed window to front, radiator, fitted wardrobes and built in store cupboard.

### SHOWER ROOM 8 x 7'9 (2.44m x 2.36m)

Appointed with a white suite of low flush w.c., wash basin, shower enclosure with mains thermostatic shower unit, 2 x Upvc double

glazed windows, radiator, extractor, inset ceiling spotlights and part tiled walls.

### OUTSIDE

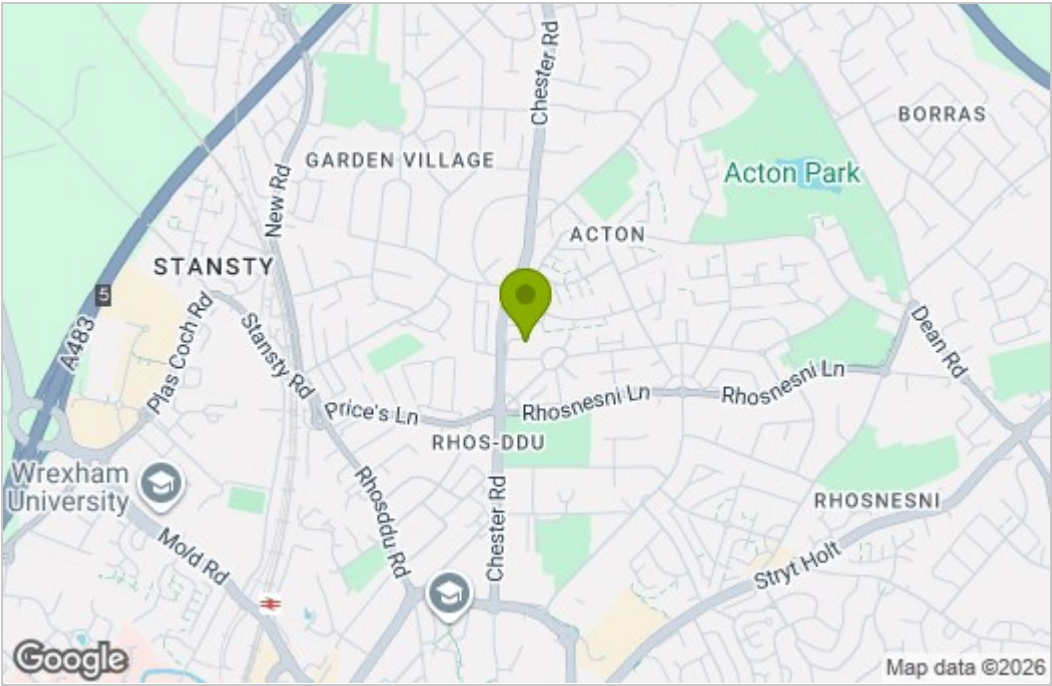
The property is approached from the communal parking area via a path to the entrance door alongside communal gardens. To the rear is a garden area.

### PLEASE NOTE

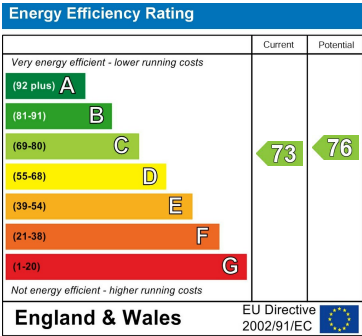
Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



Area Map



Energy Efficiency Graph



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