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Wrexham | LL13 9XD

£230,000

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Situated in a quiet cul-de-sac between Acton and Wrexham City Centre, this well-maintained three-bedroom semi-detached home is offered for sale with the added benefit of no onward chain. The property has been cared for and improved by the same owner since new, making it an ideal purchase for a range of buyers. The internal accommodation briefly comprises an entrance porch, a spacious living room, an extended open-plan kitchen and dining area, and a conservatory providing additional reception space to the ground floor. To the first floor, a landing leads to three well-proportioned bedrooms and a modern shower room. Externally, the property benefits from a patterned concrete driveway to the front providing off-road parking. A pathway runs alongside the home, leading to a pleasant rear garden featuring a paved patio and lawned area, ideal for outdoor relaxation. Halstonwood Close is a popular residential cul-de-sac located just off Holt Road, conveniently positioned for a wide range of local amenities including shops, schools and eateries, all within walking distance. Wrexham City Centre is a short drive away, offering further retail and leisure facilities, while the A483 is easily accessible, providing excellent transport links to Chester, Oswestry and beyond.

- THREE BEDROOM SEMI-DETACHED HOME
- ENTRANCE PORCH
- MODERN OPEN PLAN KITCHEN/DINING AREA
- SPACIOUS LOUNGE
- CONSERVATORY
- BEDROOMS WITH BUILT IN STORAGE
- DRIVEWAY TO THE FRONT
- GARDEN AND PATIO AREA TO REAR
- CUL-DE-SAC LOCATION
- NO ONWARD CHAIN



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Entrance

There are two entrances into the property with a uPVC double glazed door leading into the dining area and an additional uPVC double glazed door leading into the inner porch with tiled flooring, ceiling light point, doors to living room and kitchen/dining.

Open Plan Kitchen/Dining

This modern space has been extended by converting the garage to create a dining area adjoining the kitchen. The kitchen was upgraded a year ago and comprises of wall, drawer and base units with complimentary work surfaces over. Integrated appliances include an electric oven, gas hob and extractor hood. There is space for a washing machine, tumble dryer and American style fridge freezer. Composite sink unit with mixer tap, tiled flooring throughout, two ceiling light points, panelled radiator, splash-back tiling, sockets with USB, wall mounted combination boiler, space for dining table and two uPVC double glazed windows to the front elevation.

Living Room

Spacious living room with two uPVC double glazed windows to the rear and side elevation. Under-stairs storage cupboard. Wall mounted electric fire, two panelled radiators, two ceiling light points, wooden laminate flooring and uPVC double glazed door into conservatory.

Conservatory

Triple aspect conservatory with French doors to the garden, wooden laminate flooring and power sockets.

Landing Area

Carpet flooring, access to loft, ceiling light point, doors to three bedrooms and bathroom.

Bedroom One

Two uPVC double glazed windows to the front and side elevation. Two built in storage cupboards, wooden laminate flooring, panelled radiator and ceiling light point.

Bedroom Two

UPVC double glazed window to the rear elevation. Built in storage cupboard, wooden laminate flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the rear elevation. Wooden laminate flooring, panelled radiator and ceiling light point.

Shower Room

Modern three piece shower room with low-level WC, wash hand basin set on storage and a double walk-in, dual hose shower. Finishes include light up vanity mirror, shave point, chrome heated towel rail, tiled walls, tiled flooring, extractor, recessed LED lighting and uPVC double glazed frosted window to the front elevation.

Outside

To the front there is a patterned concrete driveway with space for two vehicles along with an electric car charger. There is a path that runs alongside the property providing access to the rear where there is a paved patio, garden storage and lawned garden area. Additionally there is outside lighting, tap and fencing to the boundary for security and privacy.

Additional Information

The combination boiler has recently been replaced. The garage was converted into the dining area.

Important Information

MONEY LAUNDERING REGULATIONS 2003





Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



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

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Provision |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |



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BY SELLERBET



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