

Wingetts

More than just estate agents



62 Smithy Lane, Wrexham, LL12 8AS

Price £275,000

A well presented and extended 3 bedroom semi detached house with a modern open plan kitchen diner and a lovely private and established rear garden conveniently located in the popular area of Acton with a range of amenities, bus service, schools and the picturesque Acton Park all within close proximity. The accommodation briefly comprises an enclosed porch with coats cupboard, welcoming hall with staircase to 1st floor landing, cloaks/w.c., light and bright sitting room/dining room with living flame gas fire, spacious extended lounge with access to the rear garden, well appointed fitted kitchen diner with a gloss fronted range of base and wall cupboards and an excellent range of quality integrated appliances. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles with fitted wardrobes, and a bathroom with P-shaped bath with shower over. To the outside, a private drive leads to the garage and a low maintenance paved front garden with low level privacy hedging. The rear garden is a particular feature with its established rockery providing a wealth of colour, paved patio, lawn and ornamental pond. NO CHAIN. Energy Rating - TBC

LOCATION

The area has been established as a sought after location for many years especially amongst families due to its proximity to schools and 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.

DIRECTIONS

From Wrexham city centre proceed along Chester Street into Chester Road for approx. 1 mile taking the right hand turn into Smithy Lane opposite the petrol station. Continue for approximately 400 yards and the property will be observed on the right.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

ENCLOSED PORCH

With tiled flooring, upvc double glazed windows, useful coats cupboard and part glazed door opening to:

WELCOMING HALLWAY

A welcoming entrance hall with wood effect flooring, upvc double glazed window, radiator, picture rail, original panelled doors and stairs to first floor landing.

CLOAKS/W.C

Appointed with a wash basin with cupboard below, close coupled w.c with dual flush and upvc double glazed window.

SITTING/DINING ROOM 12'1" x 11'5" (3.7m x 3.5m)

Upvc double glazed window to front, living flame gas fire in surround, coving to ceiling, radiator and picture rail.

LOUNGE 20'0" x 9'10" (6.1m x 3m)

A spacious and extended reception room with chimney breast housing the in-wall gas fire, picture rail, coving to ceiling, radiator and upvc double glazed sliding patio doors enjoying a lovely outlook over the rear garden.

KITCHEN/DINER 16'4" x 7'2" (5m x 2.2m)

An extended practical and sociable living space with the kitchen area appointed with a modern gloss fronted range of base and wall cupboards complimented by work surface areas incorporating a single drainer sink unit with mixer tap and upvc double glazed window above, integrated quality appliances including Neff oven/grill, Neff microwave oven, Neff four ring induction hob with splashback and Neff extractor hood above, wide cutlery and pan drawers below, Bosch dishwasher, Bosch washing machine, inset ceiling spotlights and grey wood effect flooring which continues into the dining area with upvc double glazed window overlooking the rear garden, radiator and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With upvc double glazed window to side, galleried balustrade over stairwell, coving to ceiling, picture rail and original panelled doors off.

BEDROOM ONE 12'5" x 8'10" (3.8m x 2.7m)

Upvc double glazed window overlooking the rear garden, radiator and an extensive range of fitted wardrobes, drawer units and overhead storage cupboards.

BEDROOM TWO 12'9" x 8'2" (3.9m x 2.5m)

Fitted with floor to ceiling wardrobes and overhead storage cupboards, upvc double glazed window to front, radiator, coving to ceiling and picture rail.

BEDROOM THREE 7'6" x 6'6" (2.3m x 2m)

Upvc double glazed window to front, radiator and picture rail.

BATHROOM 8'6" x 5'10" (2.6m x 1.8m)

Appointed with a P shaped bath with mixer tap, mains thermostatic shower and splash screen, w.c and wash basin set within vanity unit, chrome heated towel rail, upvc double glazed window, inset ceiling spotlights, extractor fan, part tiled walls, ceiling hatch with pull-down loft ladder to attic space which is partly boarded and has electric light and storage cupboard housing the Worcester combination boiler and shelving.

OUTSIDE

A private driveway alongside a paved front garden with low level privacy hedging. The driveway continues to the garage having hinged doors and side personal door. The rear garden is a particular feature of the property enjoying a private and sunny aspect with paved patio area for outdoor entertaining, lawn, ornamental pond with well stocked rockery featuring an array of flowers, vegetable patch, greenhouse and flowerbeds, all of which is enclosed to provide a safe family environment.

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.





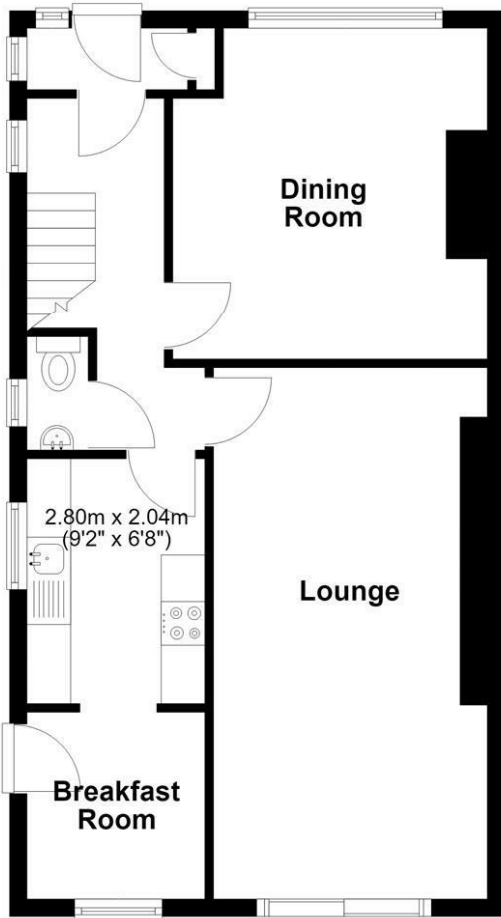
*W*ingetts

More than just estate agents

Floor Plan

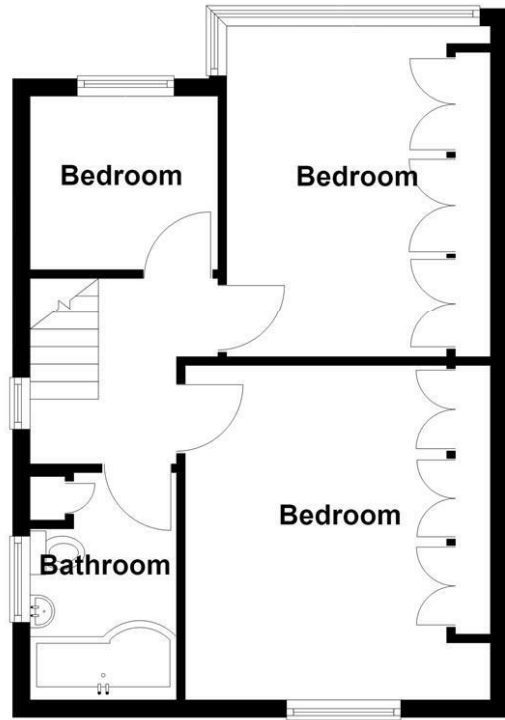
Ground Floor

Approx. 52.7 sq. metres (567.3 sq. feet)

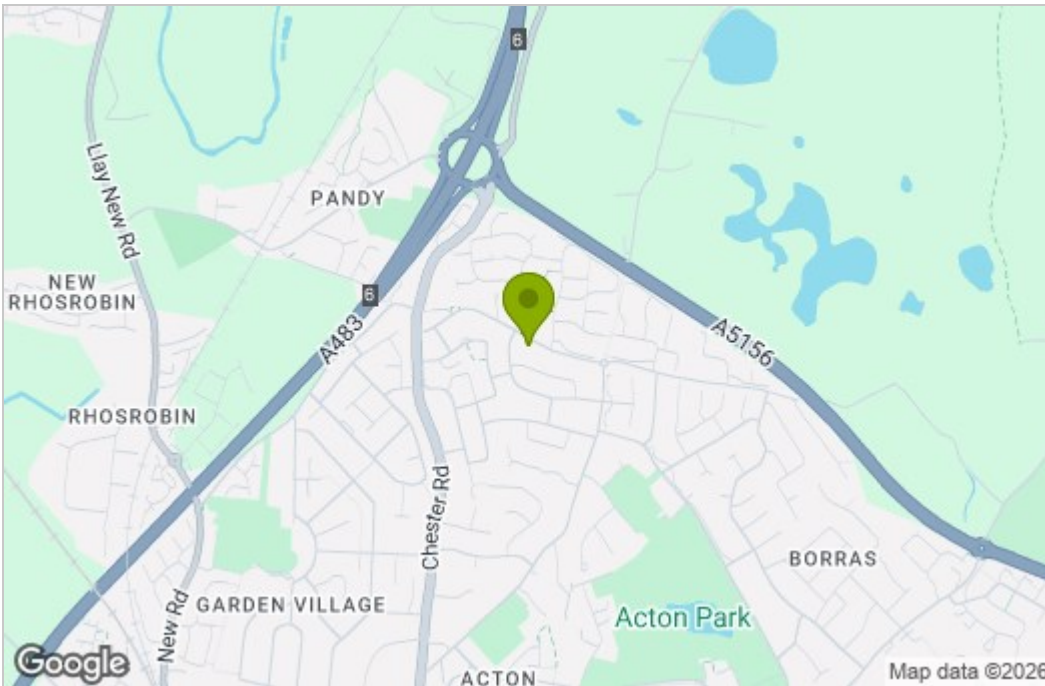


First Floor


Approx. 39.0 sq. metres (419.8 sq. feet)



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC 	

Wingetts
More than just estate agents

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

29 Holt Street, Wrexham, LL13 8DH
Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk