

Town & Country

Estate & Letting Agents

Richmond Road, Acton

£379,950



Situated on a substantial corner plot in this highly desirable Wrexham suburb, this beautifully presented detached four bedroom Home is presented to the highest standard throughout and should be viewed to be fully appreciated. With the benefits of UPVC double glazing along with gas central heating, the property in brief comprises a vestibule, reception hall, living room, a spacious through kitchen/dining room, sitting room with French doors opening to the rear garden and a rear hallway offering access to a utility room and cloakroom WC. The first-floor landing offers access to the family bathroom and all four bedrooms principle of which enjoys en suite facilities.

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Externally Front

The property is approached over golden gravel, off-road parking position to the front of the single garage and alongside is a lawn and shrub garden with gated side access leading to the rear garden

Vestibule

5'8 x 4'8

The property is entered through a composite double glazed front door which opens to laminate flooring and opaque high-level window to the side elevation. An opaque UPVC double glazed door leads to the entrance hall.



Entrance Hall

13'6 x 6'2

With timber laminate flooring, a radiator, stairs off rising to the first floor accommodation, a glazed door opening to the kitchen and a further door opening to the living room.



Living Room

12'6 x 12'6 max

With a continuation of the timber laminate flooring from the entrance hall to a living room with a feature fire surround, a window to the front elevation with a radiator below.



Kitchen/Diner

20'5" x 8'5"

The kitchen is fitted with an array of contemporary wall, base and drawer units complemented by chrome handles. Ample work surface space houses a stainless steel one and a half both sink unit with mixer tap and tiled splashback. Integrated appliances include a five-ring gas hob with extractor hood above, double oven and dishwasher. Two windows facing the rear elevation, and to the side elevation with a radiator below a door opens to the rear hall and open throughway leads to the sitting room



Sitting Room

8'9 x 9'5

With timber flooring and UPVC double glazed French doors opening to the rear garden.

Rear Porch

With UPVC double glazed back door off and internal doors opening to the utility room and cloakroom WC.

Utility Room

8'1 x 6'3

Fitted with a range of base units with work surface space housing a stainless steel, single drainer sink unit with mixer tap, plumbing for a washing machine and space for a dryer and a housing cupboard for the gas combination boiler.



Cloakroom WC

Installed with a dual flush low level WC, along with a wash hand basin with a tile, splashback and vanity unit below, an opaque window faces the rear elevation.

First Floor Landing

With access to the loft space and to a built in store cupboard along with doors off opening to all four bedrooms and to the family bathroom.



Principal bedroom

17'9 x 8'2

With a window facing the front elevation and a radiator below and an internal door opening to the en suite shower room.



En-Suite

Installed with a modern three-piece suite, comprising a double shower enclosure with dual head thermostatic shower, a dual flush low level WC, along with a wash hand basin with tile splashback and vanity unit below. There is a chrome heated towel rail, partially tiled walls with ceramic tiled flooring. An extractor fan and recessed down lights set within the ceiling and a small opaque window to the rear elevation.



Bedroom Four

8'3 x 6'6

Currently utilised as a dressing room with a window facing the front elevation with a radiator below.



Rear Garden

The rear garden can be accessed from the side by a timber gate opening to paved pathways alongside external lighting and an external water supply on entering the rear garden you are greeted by an attractive paved patio area and a lawned garden with pergola, all of which enjoys a sunny south facing aspect. There is a substantial timber shed along with further external lighting and a side garden. Also with a matching paved patio area and Pergola.



Bedroom Two

12'3 x 8'5

Having a window faced the side elevation with a radiator below.



Bathroom

Installed with a contemporary white suite, comprising a panel bath with mixer tap and thermostatic shower along with protective glass screen above, dual flush low level WC, along with a pedestal wash hand basin with mixer tap. The flooring is ceramic tiled, partially tiled walls with a chrome heated towel rail, an extractor fan and a window facing the rear elevation.



Addendum

The vendor of the property has solar panels mounted on the roof, which allows them to have free daytime electricity.

Services

The agents have not tested any of the appliances listed in the particulars.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345. Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



Bedroom Three

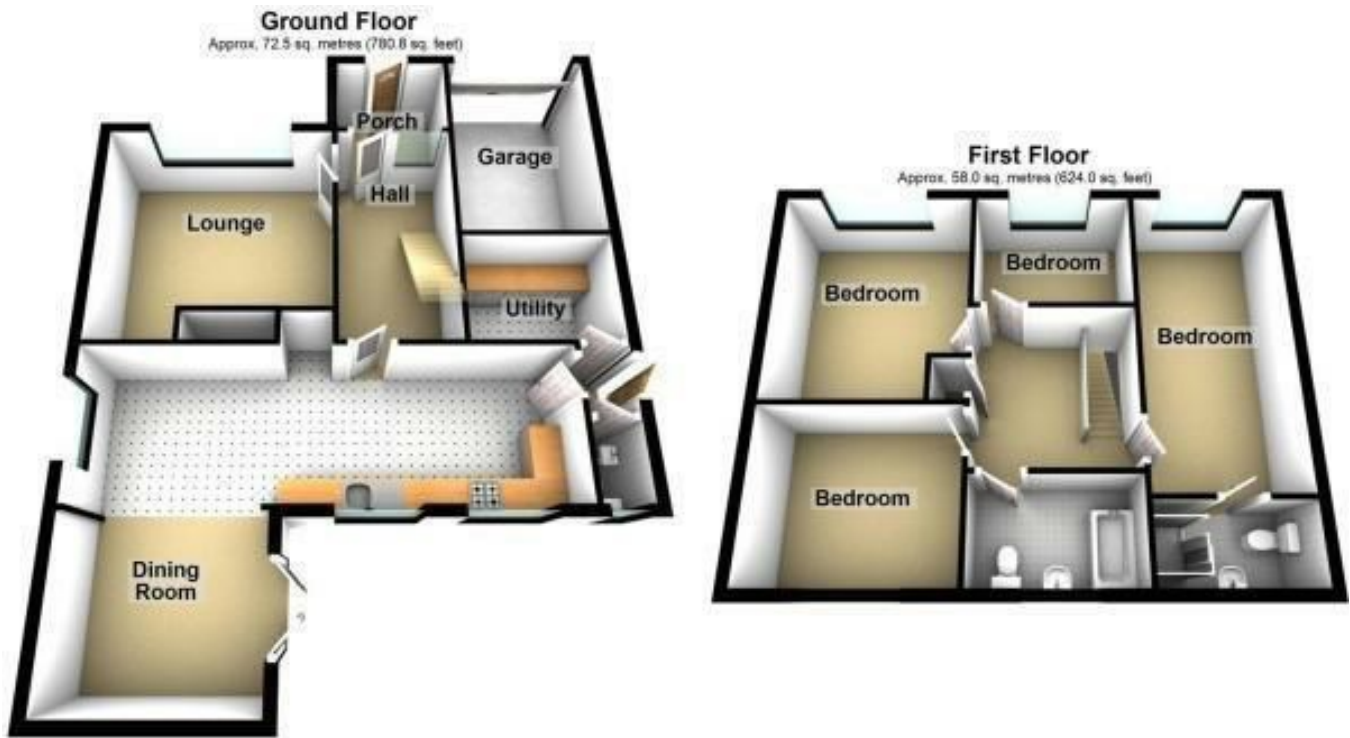
11'6 x 10'

With a window to the front elevation and a radiator below.



Garage

Single garage with up and over door, power and lighting. Currently partitioned to rear to provide utility space so smaller than average.



Total area: approx. 130.5 sq. metres (1404.8 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	90
(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	