

Town & Country

Estate & Letting Agents

Acton Hall Walks, Wrexham

Offers Over £220,000



Forming part of this modern development with its central communal green and located within this popular and sought after suburb of Wrexham, this beautifully presented home should be viewed to be fully appreciated. Benefiting from both gas central heating along with UPVC double glazing, the property itself comprises an entrance hall, cloakroom WC, a kitchen fitted with light wood grain effect wall, base and drawer units and a spacious living room with UPVC double glazed doors off opening to a sun room with views of the garden. The first floor landing offers access to three bedrooms the principle of which enjoys en suite facilities. Externally to the rear of the property is a landscape garden with paved pathways and patio area along with raised lawn garden all of which is enclosed by a series of timber fence panels and by the original garden wall of Acton Hall. Timber gated access from the rear of the property leads to the properties off-road parking and single garage with its electric roller door.

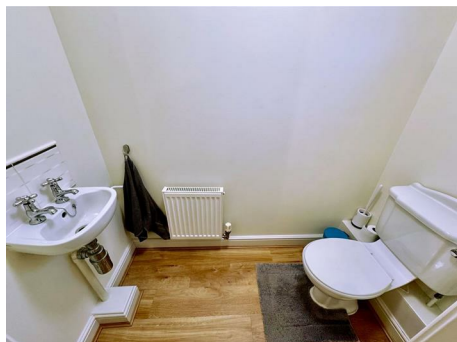
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Entrance Hall

9'3 x 3'1

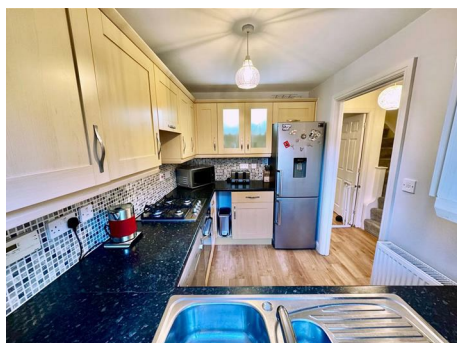
The property is entered through a composite leaded and double glazed Rockdoor which opens to Karndean flooring, a radiator, stairs off rising to the first floor accommodation and open through way into the kitchen and doors off opening to the cloakroom WC and living room.



Cloakroom WC

5'9 x 2'8

Installed with a low-level WC, a wash hand basin with tiled splashback, a radiator and Karndean flooring with a small opaque window facing the front elevation.



Kitchen

9'2 x 6'6

The kitchen is installed with a range of light wood grain effect wall, base and drawer units and glass display units with integrated lighting which are complimented by stainless steel handles. Ample work surfaces house a stainless steel one and half bowl sink unit with adjustable mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob with extractor above, there is a housing cupboard for the gas Worcester combination boiler as well as space for a tall fridge freezer along with space and plumbing for both a dishwasher and washing machine. The flooring is Karndean, there is a radiator and a window facing the front elevation.



Living Room

13'5 x 12'6

The Karndean flooring theme continues into the spacious lounge with under stairs storage cupboard, radiator with a window and UPVC double glazed French doors off opening to the sun room.



Sun Room

11'6 x 12'5

A beautiful orangery offering an outlook over the rear garden with recessed dimmable downlights set within the ceiling, a radiator and timber laminate flooring.

First Floor Landing

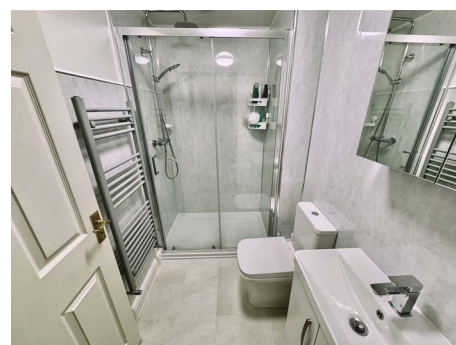
Having a radiator, a shelved storage cupboard, access to the loft space and doors off opening to all three bedrooms the principle of which enjoys ensuite facilities.



Principle Bedroom

15'7 x 10'4

Having a window facing the rear elevation along with the radiator and door opening to the ensuite shower room.



Ensuite Shower Room

Installed with a lovely contemporary three-piece suite comprising a double shower enclosure with dual head thermostatic shower and extractor fan, a dual flush low level WC, a vanity unit with wash hand basin and mixer

tap, partially panelled walls and a panelled ceiling, Karndean flooring along with a heated towel rail.



Bedroom Two

13'3 x 11'8

A generous sized second bedroom with two windows facing the front elevation, a radiator and timber laminate flooring.



Bedroom Three

7'4 x 6'10

Currently utilised as an office, having a window facing the rear elevation with a radiator below.



Bathroom

6'2 x 6'8

Installed with an attractive three-piece suite comprising a panel bath with Victorian style mixer tap and shower extension, a low-level WC, pedestal wash hand basin, radiator, partially tiled walls, Karndean flooring, an extractor fan and an opaque window facing the rear elevation.



Rear Garden

The rear garden enjoys a sunny South West orientation bordering onto the original garden wall of Acton Hall and being beautifully landscaped with paved pathways directly off the sun room lit by soffits down lighting. A red gravel space with timber side access security light and water supply running alongside the property. Three steps rise to the garden which is laid to lawn with a matching paved patio area and timber gated rear access opening to the off-road parking and access to the garage.



Garage

A single pitched roof garage with power and light access through an electric Garolla garage door.

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

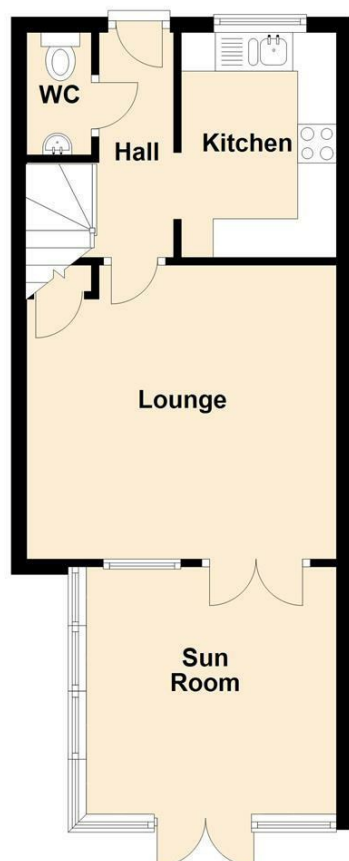
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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.

Ground Floor

Approx. 37.8 sq. metres (407.4 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.5 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		
(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