Town & Country

Estate & Letting Agents

Acton Park Way, Wrexham

Offers In Excess Of £159,950









Situated in a highly sought-after suburb of Wrexham, this spacious three-bedroom home benefits from gas central heating and uPVC double glazing throughout. The accommodation includes a welcoming entrance hall, generous living room, fitted kitchen, utility room, and ground floor WC. To the first floor are two double bedrooms, a single bedroom, and a modern bathroom. Externally, the property boasts attractive gardens to the front and rear, along with a detached garage.

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DESCRIPTION

his three-bedroom property is located in a popular area of Wrexham and benefits from gas central heating and uPVC double glazing. The ground floor includes an entrance hall, living room, kitchen, utility room, and a cloakroom WC. To the first floor, there are two double bedrooms, one single bedroom, and a family bathroom. Externally, the property has a lawn and shrub garden to the front, and a low-maintenance rear garden with patio and decking areas. A detached garage is situated to the rear with vehicle access.



LOCATION

Acton Park Way is situated within a residential area of Wrexham, in the suburb of Acton. The area is primarily urban and residential in character, with a mix of housing types and local amenities nearby. Acton Park is located close by, offering open green space, walking routes, and leisure facilities. The location provides access to Wrexham city centre, which offers a range of shops, services, and transport links, making it a convenient setting for day-to-day living.

VESTIBULE

Accessed via an opaque uPVC double-glazed door, opening into a vestibule with a light solid oak internal door leading to the entrance hall.

ENTRANCE HALL

13'4" × 5'9"

Featuring engineered light oak flooring, a radiator, and a built-in cupboard with a solid light oak door. An open staircase rises to the first floor, and a large open-throughway leads into the living room.



LIVING ROOM

15'4" × 11'4"

A bright and spacious room with continuation of the engineered oak flooring, a front-facing window, and radiator beneath. A light solid oak door leads to the kitchen.



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KITCHEN

11'3" × 11'2"

Fitted with wood grain-effect wall, base, and drawer units with stainless steel handles, including a display cabinet. Work surfaces incorporate a stainless steel single drainer sink with mixer tap and tiled splashbacks. Ceramic tiled flooring, radiator, rear-facing window, and space for a cooker. Door to rear hall.



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REAR HALL

With continuation of tiled flooring, doors lead to the utility room and cloakroom WC. An opaque double-glazed door provides access to the rear garden.

UTILITY ROOM

5'7" × 3'10"

Ceiling downlights and space/plumbing for a washing machine.

CLOAKROOM W/C

4'7" × 2'8"

Fitted with low-level WC and pedestal wash hand basin, partially tiled walls, ceramic tiled flooring, and an opaque rear-facing window.

FIRST FLOOR LANDING

Provides access to loft space and a built-in cupboard housing the gas combination boiler, with shelving and radiator. Doors lead to all rooms.



BATHROOM

8'0" × 5'5"

Fitted with a panelled bath with electric shower over, vanity unit with wash hand basin, and low-level WC. Partially tiled walls, chrome heated towel rail, rear-facing window, recessed ceiling downlights, and extractor fan.



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BEDROOM ONE

12'4" × 10'1"

Double room with front-facing window and fitted wardrobes with sliding doors.



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BEDROOM TWO

9'10" × 9'6"

Double room with a full wall of fitted wardrobes (four doors), rear-facing window, and recessed ceiling downlights.



BEDROOM THREE

9'9" × 6'9"

Single bedroom with front-facing window.



EXTERNALLY

To the front of the property is a well-maintained lawn and shrub garden, with a pathway leading to the main entrance door. The rear garden enjoys a sunny aspect and is designed for low maintenance, featuring a paved patio area, a decked patio with pergola, and steps leading down to a lower paved level. There is also a rear access gate for pedestrians. Detached brick-built garage with power supply, accessed via double timber doors from the rear.

Services (Wrexham)

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

Council Tax Band - C (£1949 Per Year)

Please Note: This property is of non-standard construction, specifically "Lowton-Cubitt". It will have a Steel Framework.

To Make an Offer (Wrexham)

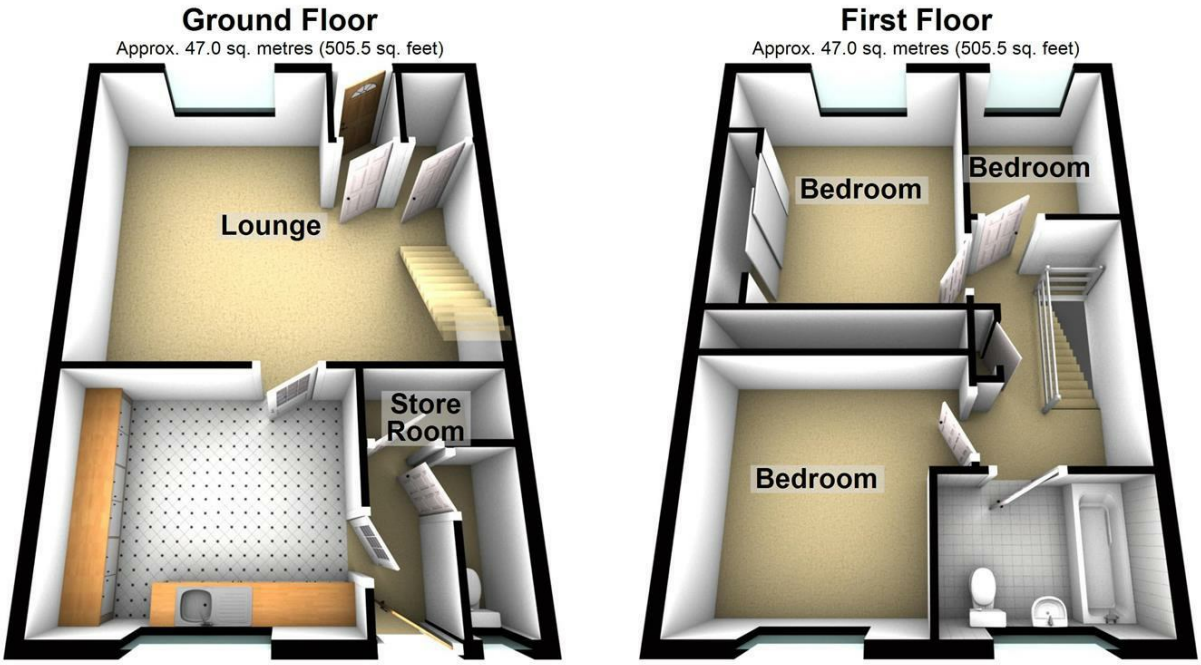
If you would like to make an offer, please contact a member of our team who will assist you further.

Viewings (Wrexham)

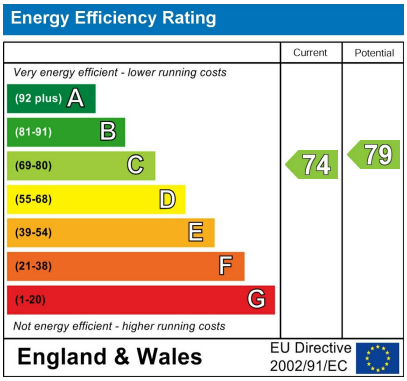
Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

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Total area: approx. 93.9 sq. metres (1011.0 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 most 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.