



61 Box Lane, Wrexham, LL12 8BY

Price £360,000

A charming 4 bedroom bay window fronted semi detached house offering many character features associated with this style of property having the benefit of a superb rear garden which provides an excellent outdoor entertaining space for both children and adults. Located on the much-favoured Box Lane in Acton, with schools, shops and the picturesque Acton Park all within easy reach, the accommodation has been much improved by the current owners and briefly comprises an enclosed entrance porch opening to the welcoming hall with herringbone patterned woodblock flooring and staircase to first floor landing, cloaks/w.c. bay window fronted dining room with a wood floor that continues into the spacious lounge having French doors leading out to the garden, well appointed modern fitted kitchen breakfast room blended with exposed brickwork and French doors to the garden. The landing with gallery over the stairwell connects the 4 bedrooms, 3 of which are good sized doubles and a family bathroom with bath and separate shower enclosure. Gas fired central heating via a combi boiler, and Upvc double glazing. To the outside, a private drive provides parking for 3-4 cars, EV charging point, additional parking to the side behind double gates, car port and garage with electric. The rear garden is a particular feature with 2 patio/seating areas for al fresco dining, established flower beds, greenhouse and the large lawned area with children's play area all of which is enclosed to provide a safe family space. Energy Rating - D (61)

LOCATION

Box Lane has long been established as a sought after residential area just off Chester Road having easy access to the frequent bus service into Wrexham and Chester, good road links to the A483 by pass that connects Wrexham with Shropshire, Chester and the North West. Both primary and secondary schools are within walking distance together with the picturesque Acton Park centred around a fishing lake. The nearby Garden Village shops offer convenient facilities and the Acton Public House and restaurant are within easy reach.

DIRECTIONS

From Wrexham city centre proceed along Chester Street and Chester Road for approx. 1 mile taking the right hand turn into Box Lane just before The Acton Pub and the property will be observed on your left after the school.

ON THE GROUND FLOOR

Upvc double glazed French doors open to:

ENCLOSED PORCH

With quarry tiled floor and part glazed door with adjoining leaded glass panel.

WELCOMING HALLWAY

Featuring a Herringbone patter wood block floor, vertical radiator and stairs to first floor landing with useful storage cupboard below.

CLOAKROOM/W.C

Appointed with a wash basin and w.c, upvc double glazed window and quarry tiled floor.

DINING ROOM 12'8 x 12'4 (3.86m x 3.76m)

A light and airy reception room with upvc double glazed bay window to front, fireplace, Victorian style radiator, picture rail, Herringbone pattern wood block floor and an open aspect to:

LOUNGE 17'0 x 12'4 (5.18m x 3.76m)

Having a continuation of the Herringbone pattern wood block floor, picture rail, tiled fireplace, recessed shelving, Victorian style radiator and upvc double glazed French doors leading to the rear garden.

KITCHEN/BREAKFAST ROOM 19'1 x 8'0 (5.82m x 2.44m)

Appointed with a modern gloss fronted range of base and wall cupboards complimented by wood work surface areas incorporating a four ring gas hob with oven/grill below and stainless steel extractor hood above, feature exposed brickwork, inset single drainer sink unit with mixer tap, integrated dishwasher, integrated bin store, upvc double glazed window, upvc double glazed arched window, upvc double glazed French doors to breakfast area, patterned quarry tiled flooring and vertical radiator.

ON THE FIRST FLOOR

Approached via the turned staircase from the hallway to:

LANDING

With gallery over stairwell, upvc double glazed window to 3/4 landing, picture rail, radiator and ceiling hatch to roof space.

BEDROOM ONE 13'3 x 11'2 (4.04m x 3.40m)

Upvc double glazed bay window to front, radiator, ornate cast iron fireplace, exposed wood flooring and picture rail.

BEDROOM TWO 13'3 x 11'2 (4.04m x 3.40m)

Upvc double glazed window to rear, radiator, fitted wardrobes and over head storage cupboard.

BEDROOM THREE 9'9 x 8'0 (2.97m x 2.44m)

Upvc double glazed window to rear, Victorian style radiator and picture rail.

BEDROOM FOUR 7'2 x 7'2 (2.18m x 2.18m)

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

BATHROOM

Appointed with a modern white suite of bath with mixer tap, wash basin within vanity cupboard, close coupled w.c, shower enclosure with electric shower unit, two upvc double glazed windows, fully tiled walls, tiled flooring and chrome heated towel rail.

OUTSIDE

The property is approached along a private driveway providing parking for 3-4 cars with decorative slate borders and privacy hedging. To the side of the property is an EV car charger together with timber double gates which open to additional parking, carport and cold water tap.

GARAGE 16'7 x 9'1 (5.05m x 2.77m)

Double doors to front, lighting, power sockets and two windows to side.

GARDENS

The rear garden is a particular feature of the property being of good size to provide an excellent outdoor entertaining space for both children and adults. Adjoining the property is a paved patio which has the benefit of a good degree of privacy, lawned area, well established flowerbeds, additional slate paved patio, further mainly lawned garden, children's play area and greenhouse, all of which is enclosed to provide a safe family environment.

PLEASE NOTE

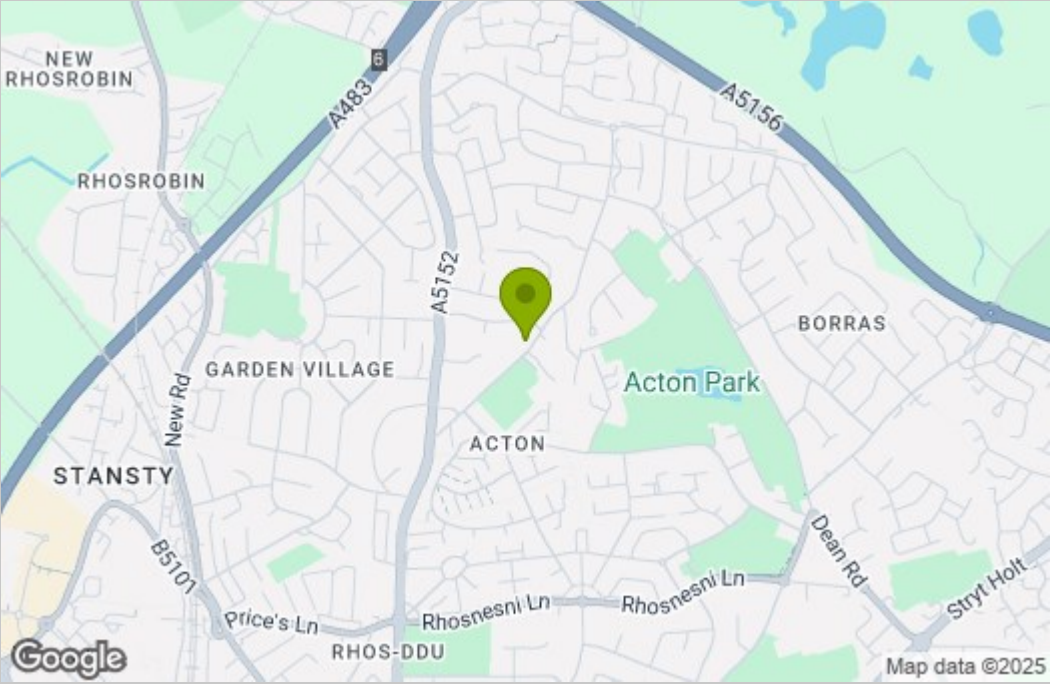
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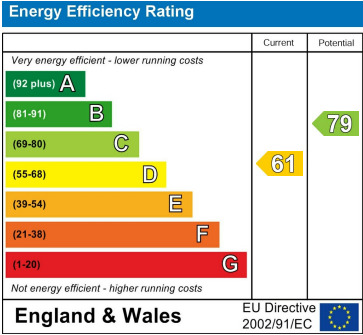
Floor Plan



Area Map



Energy Efficiency Graph



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