

# Wingetts

More than just estate agents



**57 Ashburn Way, Wrexham, LL13 0YY**

**Price £290,000**

A beautifully presented and extended 4 bedroom detached family home situated on a corner plot within this established residential development having the benefit of 3 reception rooms together with a stylish and sociable open plan fitted kitchen and dining room with integrated appliances. The accommodation briefly comprises an entrance hall with staircase to 1st floor landing, good sized lounge with bow window overlooking the front garden, impressive fitted kitchen dining room with granite work surface areas and French doors opening to the rear garden, games/family room, well proportioned conservatory and cloaks/w.c. The 1st floor landing connects the 4 bedrooms, 3 of which are doubles and include fitted wardrobes/store cupboards. The family bathroom is appointed with a modern white suite to include a P-shaped shower bath. To the outside, a brick paved drive double width provides parking and guest parking, lawned gardens to front and side, enclosed rear garden with paved patio area, shaped lawn, timber shed and flower beds. No Chain, viewing strongly recommended. Energy Rating - D (68)



## LOCATION

Mill Gardens is located on the outskirts of Wrexham City Centre providing excellent road links to the major commercial and industrial centres of the region. There is a local public house and a frequent bus service operates into the City. Countryside walks are nearby within Erddig National Trust parkland and Farmfoods is within walking distance for day to day shopping. Both primary and secondary schools are in the catchment area.

## DIRECTIONS

From Wrexham City Centre proceed along the A525 in the direction of Marchwiell passing Farmfoods on the left hand side. Proceed through the pelican crossing, continue down the hill and then take the next left prior to the Kingsmills Public House and left again into Ashburn Way. Proceed into the development and the property will be observed on the right on the corner.

## ON THE GROUND FLOOR

Part glazed upvc entrance door opening to:

### HALLWAY

With upvc double glazed window, stairs to first floor landing, coving to ceiling, useful storage cupboard, radiator and six panel internal doors off.

### LOUNGE 16'4" x 11'9" (5.m x 3.6m)

A welcoming reception room featuring a upvc double glazed bow window overlooking the front garden, gas fire in marble surround, coving to ceiling, radiator, two ceiling lights and six panel door opening to:

### KITCHEN/DINING ROOM 28'10" x 8'6" (8.8m x 2.6m)

A spacious and impressive sociable entertaining room presented in excellent order with the kitchen area appointed with a stylish grey gloss fronted range of base and wall cupboards complimented by granite work surfaces with matching upstands, inset sink unit with mixer tap and ingrained drainer, Zanussi five ring gas hob with ceiling hung extractor hood above and pan and cutlery drawers below, integrated washing machine, Zanussi double oven and grill, Zanussi in-built microwave, Zanussi fridge freezer, curved fronted corner units, under unit lighting, pull-out larder style cupboard, inset ceiling spotlights, grey wood style flooring that continues into the dining area, vertical radiator, additional radiator, two upvc double glazed windows, upvc double glazed French doors leading to the rear garden, raised television aerial and socket for wall mounted t.v, useful understairs storage cupboard and upvc part glazed door opening to:

### CONSERVATORY 11'5" x 10'9" (3.5m x 3.3m)

Upvc double glazed windows on a brick plinth with fitted window blinds, radiator, grey wood style flooring, upvc double glazed French doors and ceiling light.

### INNER LOBBY

Providing access to:

### PLAYROOM/SITTING ROOM 14'5" x 7'10" (4.4m x 2.4m)

A versatile reception room having potential for an additional bedroom if required, radiator, upvc double glazed window to front and coving to ceiling.

## CLOAKS/W.C

Appointed with a low flush w.c, wash basin, part tiled walls, upvc double glazed window, extractor fan and grey wood style flooring.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With coving to ceiling and useful storage cupboard housing the Worcester gas combination boiler.

### BEDROOM ONE 20'11" x 8'6" (6.4m x 2.6m)

A good sized principal bedroom with upvc double glazed windows to both front and rear, radiator, fitted wardrobes, overbed storage cupboards, dressing table and potential to create an en-suite.

### BEDROOM TWO 11'9" x 10'2" (3.6m x 3.1m)

Two upvc double glazed windows, fitted wardrobe, overbed storage cupboards, dressing table, wood effect flooring and radiator.

### BEDROOM THREE 11'1" x 8'10" (3.4m x 2.7m)

Upvc double glazed window to rear, radiator and coving to ceiling.

### BEDROOM FOUR 9'2" x 8'6" (2.8m x 2.6m)

Upvc double glazed window to front, overbed storage cupboards, wardrobe and radiator.

### BATHROOM 7'10" x 5'2" (2.4m x 1.6m)

Appointed with a modern white suite of P shaped bath with matching shower screen, mains thermostatic shower, wash basin and w.c set within a white fronted vanity unit with drawers and storage cupboard, illuminated wall mounted mirror, chrome heated towel rail, fully tiled walls, upvc double glazed window, tiled flooring, inset lighting to ceiling and recessed shelf unit.

## OUTSIDE

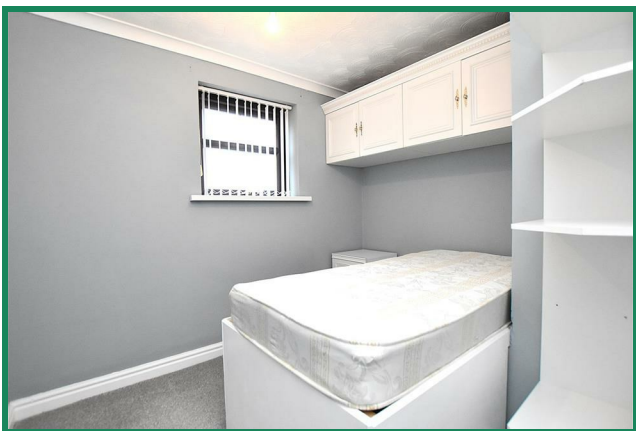
Approached via a brick paved double width driveway providing parking and guest parking leading to the entrance door with welcome light, lawned garden with privacy hedging which extends to the front and side, decorative gravelled border and external sockets. A gated side path leads to the rear garden which features a brick paved patio, shaped lawn, decorative gravelled borders and flowerbeds, good sized garden shed, cold water tap and external lighting, all of which is enclosed with timber fencing to provide a safe family environment.

## PLEASE NOTE

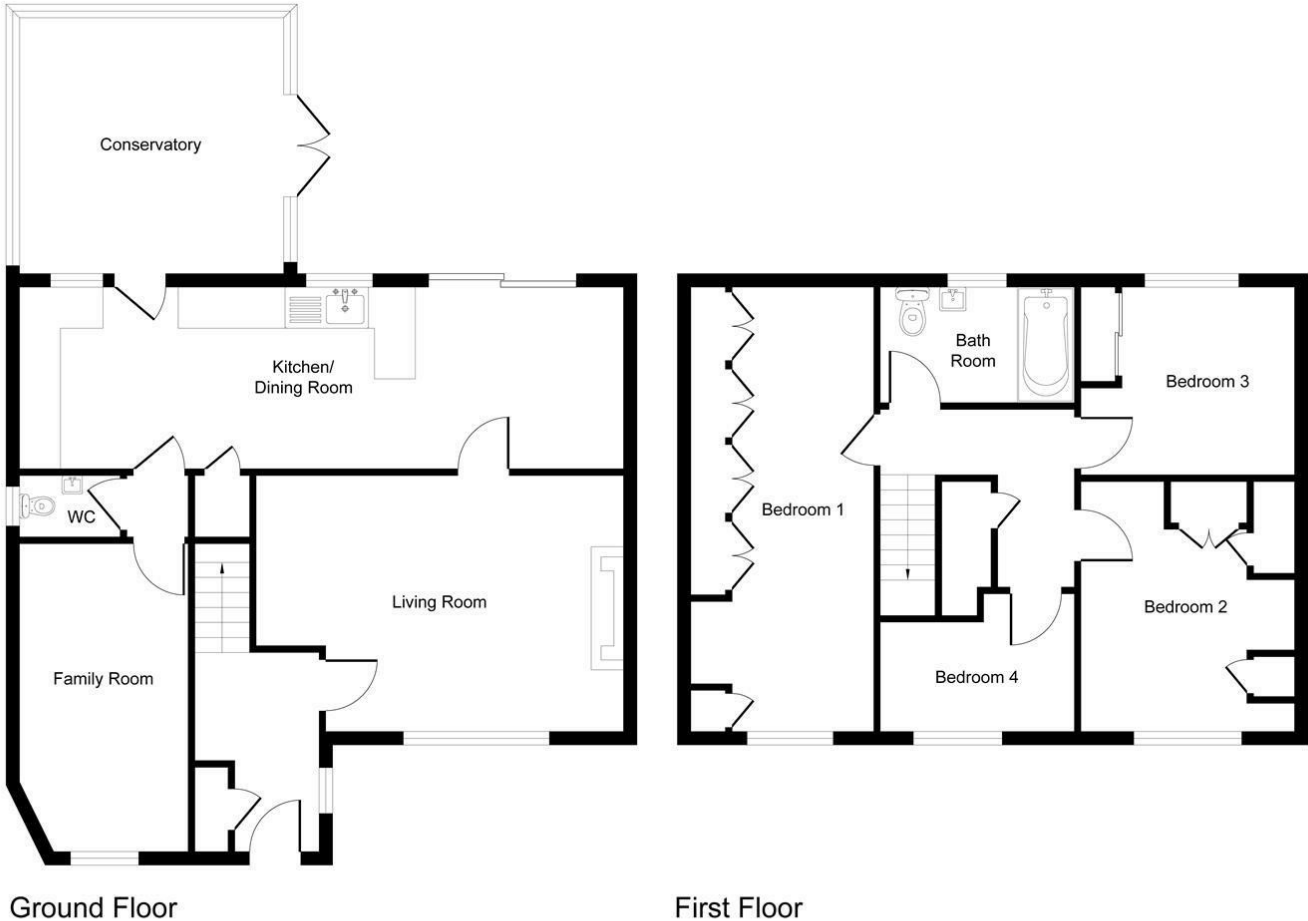
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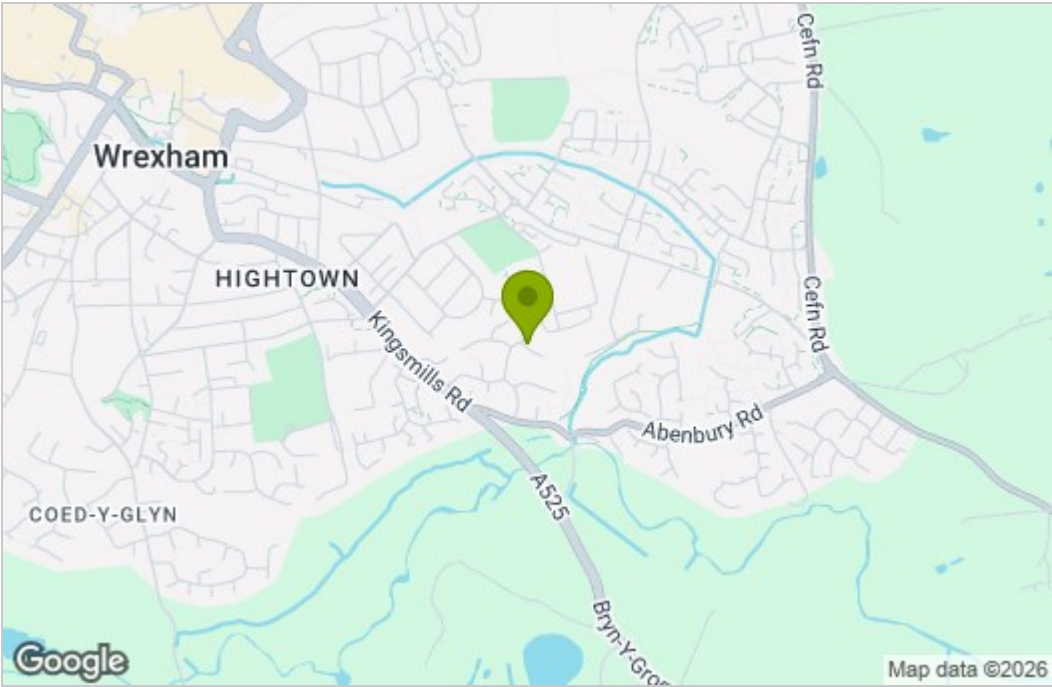


Floor Plan

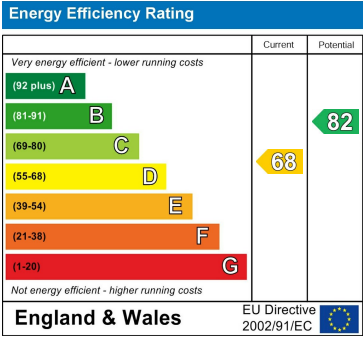


Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

Area Map



Energy Efficiency Graph



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