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80 Acton Hall Walks, Wrexham, LL12 7YJ

Price £250,000

Presented in excellent order is this 3 double bedroom 2 bathroom modern end of terrace house with garage and private rear garden located on the fringe of the picturesque Acton Park with its pleasant tree lined walks, choice of schools, convenient shops at a frequent bus service, yet just within walking distance of the city centre. The well planned accommodation is arranged across 3 floors to ensure all the bedrooms are doubles and have built in wardrobes, and briefly comprises a canopy porch, entrance hall with stairs to 1st floor landing, cloaks/w.c., lounge diner with French doors leading to the private rear garden, shaker style fitted kitchen with plumbing for dishwasher and washing machine. The 1st floor landing connects the 2 bedrooms and the family batghroom with shower over the bath. The 2nd floor is dedicated solely to the principal bedroom and offers plenty of space to include a walk through dressing room with built in wardrobes and a good sized en-suite shower room with oversized shower. Gas fired central heating and Upvc double glazing. Externally, the property occupies a corner plot with gardens to front and side together with a safe and secure rear garden providing an excellent outdoor entertaining space for both children and adults. A private drive for 2 cars leads to the brick built garage. NO CHAIN. Energy Rating - C (74)

LOCATION
Located in a most desirable position adjoining the picturesque Acton Park centre around a fishing lake with lovely parkland walks and children's play area. There are an excellent range of local convenient shopping facilities within Garden Village and Borras to include a cafe, Co-Op, Pharmacy, Vets, Doctors and popular pubs/restaurants . A frequent bus service is within walking distance that operates into Chester and Wrexham and both primary and secondary schools are in the catchment. Excellent road links allow for daily commuting to the major commercial centres of Wrexham, Chester and the North West.

DIRECTIONS
From Wrexham City Centre proceed along Chester Street into Chester Road for approximately 1 mile taking the right turn into Box Lane and then right again into Herbert Jennings Avenue. Take the left turning immediately prior to the start of Acton Park into Acton Hall Walks, continue into the development passing the area of open space, continue until the property will be observed straight ahead.

ON THE GROUND FLOOR
Canopy porch with part glazed composite entrance door opening to:

HALLWAY
With ribbed entrance matting and tiled beyond, stairs to first floor landing, central heating thermostat control, radiator, coving to ceiling and six panel doors off.

CLOAKS/W.C
Appointed with a low flush w.c with dual flush, wall mounted wash basin with tiled splashback, radiator, upvc double glazed window and tiled flooring.

LOUNGE/DINER 15'1" x 14'5" (4.6m x 4.4m)
Enjoying a pleasant aspect over the rear garden through upvc double glazed French doors, upvc double glazed window, fire surround with inset chrome electric fire, two radiators, coving to ceiling and useful understairs storage cupboard.

KITCHEN 10'5" x 7'6" (3.2m x 2.3m)
Appointed with a shaker style range of base and wall cupboards complimented by work surface areas incorporating a four eing gas hob with pull-out extractor hood above, double oven/grill, plumbing for dishwasher, plumbing for dishwasher, space for fridge freezer, stainless steel 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above, part tiled walls, tiled flooring, radiator and Worcester gas combination boiler.

ON THE FIRST FLOOR
Approached via the staircase from the hallway to:

LANDING
With gallery over stairwell, upvc double glazed window, coving to ceiling, mains wired smoke alarm, six panel doors off to all rooms and airing cupboard with slatted shelving and radiator.

BEDROOM TWO 14'9" x 9'10" (4.5m x 3m)
Two upvc double glazed windows to rear, radiator and four door built-in wardrobe.

BEDROOM THREE 10'9" x 7'6" (3.3m x 2.3m)
Upvc double glazed window, radiator and two door built-in wardrobe.

FAMILY BATHROOM
Appointed with a pedestal wash basin, low flush w.c, bath with mixer tap, shower take-off and splash screen, radiator, part tiled walls, upvc double glazed window and extractor fan.

ON THE SECOND FLOOR
Approached via the staircase from the first floor landing to:

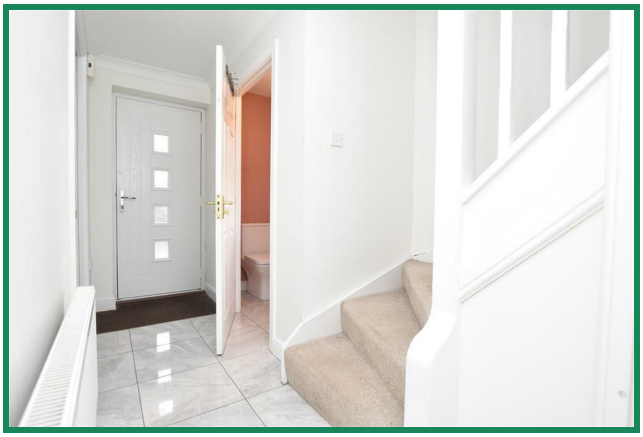
SECOND FLOOR LANDING
With upvc double glazed window and six panel door opening to:

BEDROOM ONE 14'1" x 11'1" plus recess (4.3m x 3.4m plus recess)
A good sized principal bedroom suite having upvc double glazed window to front, radiator and walk-through dressing room with four door built-in wardrobe.

EN-SUITE 8'6" x 8'2" (2.6m x 2.5m)
A good sized en-suite having low flush w.c, wash basin with mixer tap in vanity unit, oversized shower enclosure with mains thermostatic shower and Drench style shower head, upvc double glazed window, radiator, part tiled walls, extractor fan and shaver socket.

OUTSIDE
A private driveway leads to the brick built garage having metal up and over door. A front paved path alongside decorative gravel leads to the entrance porch. A path continues through a side gate alongside a lawned garden bordered by low level hedging. The rear garden enjoys a good degree of privacy and includes a lawned area, paved patio and gravelled borders, all of which is enclosed to provide a safe and secure family environment.

PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).









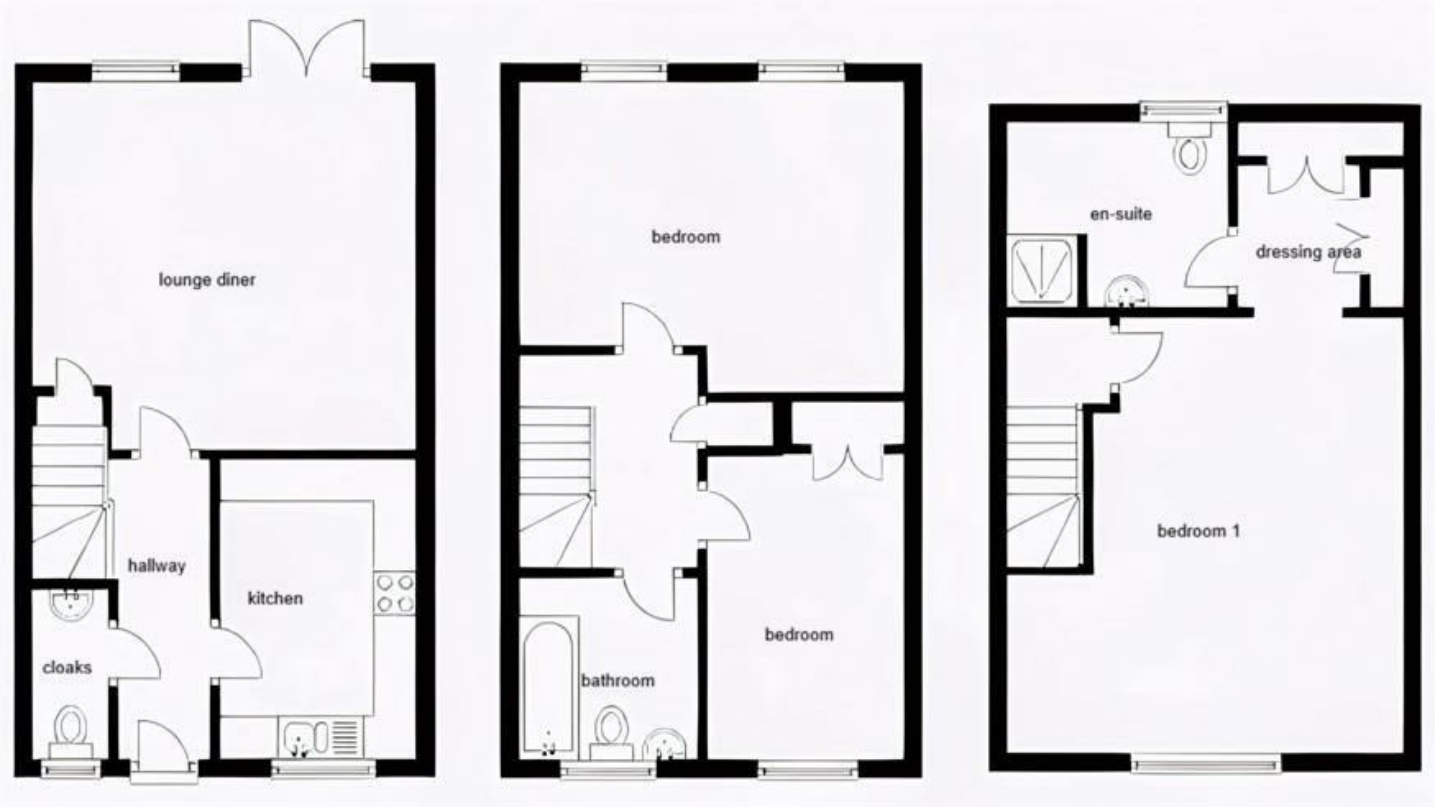




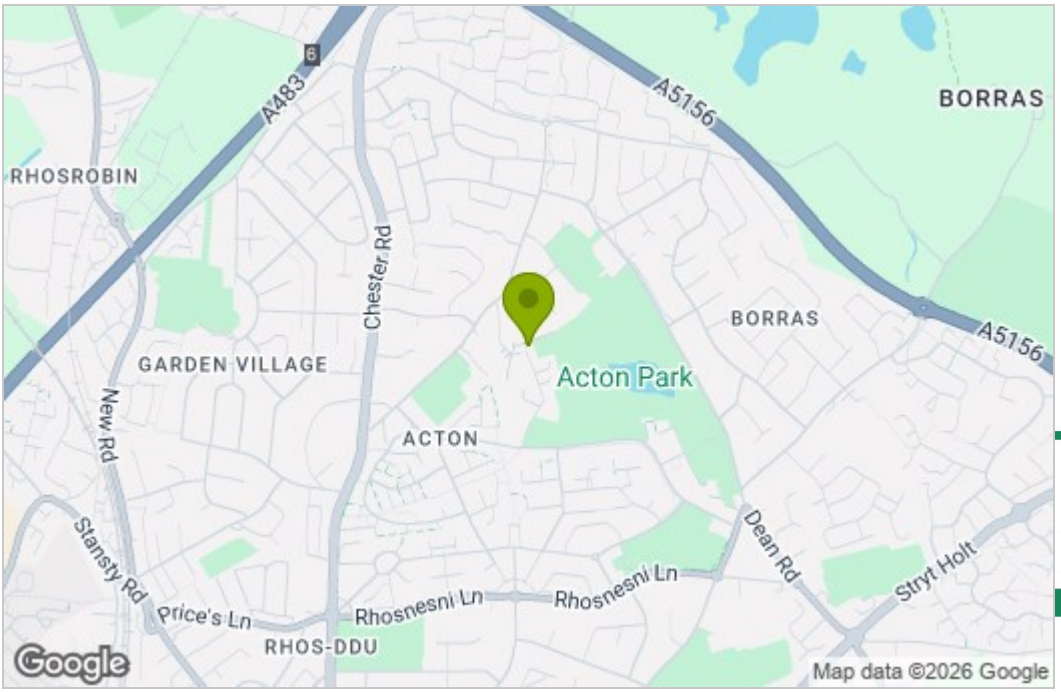




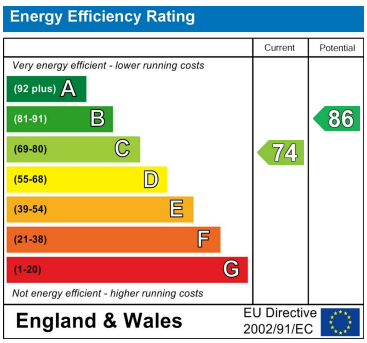
Floor Plan



Area Map



Energy Efficiency Graph



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