



**6 The Pines, Acton, Wrexham, LL12 7HB**

**Price £200,000**

An excellent opportunity to purchase a double fronted 3 bedroom home situated on a good sized corner plot having the benefit of a private drive and garage located in the sought after area of Acton, just off Chester Road, and within close proximity of a range of amenities, bus service and road links. The accommodation has Upvc double glazed windows throughout and briefly comprises a composite entrance door opening to the hall with central staircase rising to the 1st floor landing, dual aspect lounge with living flame gas fire in surround, bay window fronted dining room with connecting door into the fitted kitchen with a range of base and wall cupboards, useful understairs store and access to the rear enclosed porch which houses the Worcester gas combination boiler. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles and a modern well appointed shower room. Externally, the driveway and detached garage are accessed off Hazel Grove and a gated path off The Pines leads alongside a generous lawned garden to the entrance porch. The sunny aspect rear garden provides a delightful courtyard style setting with paved patio area for outdoor dining. NO CHAIN. Energy Rating - D

## LOCATION

Situated in a sought after and convenient location on the fringe of the city centre enjoying excellent road links to Wrexham and Chester allowing for daily commuting to the commercial and industrial centres of the region. Both primary and secondary schools are within the catchment together with the picturesque Acton Park centred around a fishing lake. A frequent bus service operates into Wrexham and Chester.

## DIRECTIONS

From Wrexham city centre proceed along Chester Street into Chester Road. Continue through the traffic lights to the roundabout and then take the 3rd exit onto Cilcen Grove. Next left and then into Hazel Grove, where the property will be observed on the left on to corner of The Pines and Hazel Grove.

## ON THE GROUND FLOOR

Part glazed composite entrance door opening to:

### HALLWAY

With radiator, central staircase rising to first floor landing, mains wired smoke alarm and six panel white woodgrain effect doors off.

### LOUNGE 14'5" x 11'9" (4.4m x 3.6m)

A light and airy reception room having a dual aspect with upvc double glazed windows to front and rear with fitted blinds, living flame gas fire set within surround on a marble hearth, coving to ceiling, double radiator and six panel white woodgrain effect door connecting to the kitchen.

### DINING ROOM 12'1" x 10'2" (3.7m x 3.1m)

Upvc double glazed walk-in bay window to front with fitted blinds, double radiator, picture rail and part glazed door opening to:

### KITCHEN 14'5" max x 8'2" (4.4m max x 2.5m)

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, Siemens four ring gas hob with Bosch oven/grill below, plumbing for washing machine, glass fronted display cupboard, part tiled walls, radiator, Herringbone pattern vinyl flooring, useful understairs storage cupboard and part glazed door opening to:

### REAR PORCH

Housing the Worcester gas combination boiler, two upvc double glazed windows and part glazed PVC external door.

## ON THE FIRST FLOOR

Approached via the staircase from the entrance hall to:

### LANDING

With upvc double glazed window and fitted blinds, ceiling hatch to roof space, mains wired smoke alarm and four panel doors off.

### BEDROOM ONE 12'5" x 9'10" (3.8m x 3m)

Two upvc double glazed windows to front with fitted blinds, radiator and mirror fronted sliding door wardrobe set within recess.

### BEDROOM TWO 11'9" x 8'2" (3.6m x 2.5m)

Upvc double glazed window to front with fitted blinds and radiator.

### BEDROOM THREE 8'2" x 7'6" (2.5m x 2.3m)

Upvc double glazed window to rear with fitted blinds, radiator, fitted wardrobes and over bed storage cupboard.

### SHOWER ROOM 8'10" x 5'6" (2.7m x 1.7m)

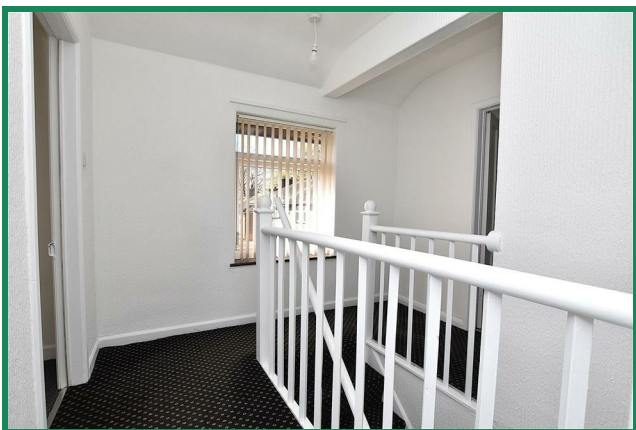
Recently refitted with a large walk-in shower area with mains thermostatic shower and splash screen, electric full height body dryer, wash basin with mixer tap set within a white vanity unit, low flush w.c with dual flush, two upvc double glazed windows, easy clean wall panels, inset ceiling spotlights, non-slip flooring, chrome heated towel rail and extractor fan.

## OUTSIDE

The property is approached off The Pines via a gated path which leads alongside a good sized lawned garden and continues to the canopy porch with welcome light. The front garden is bordered by low level brick wall and privacy hedging and includes established flowerbeds. The path continues to the side of the property and the gated driveway and detached garage (4.9m x 2.7m) having double hinged doors to front, lighting, power sockets and rear personal door. A timber gate gives access to the rear garden which has been designed for low maintenance with a paved patio for outdoor entertaining bordered by timber lapped fencing and privacy hedge.

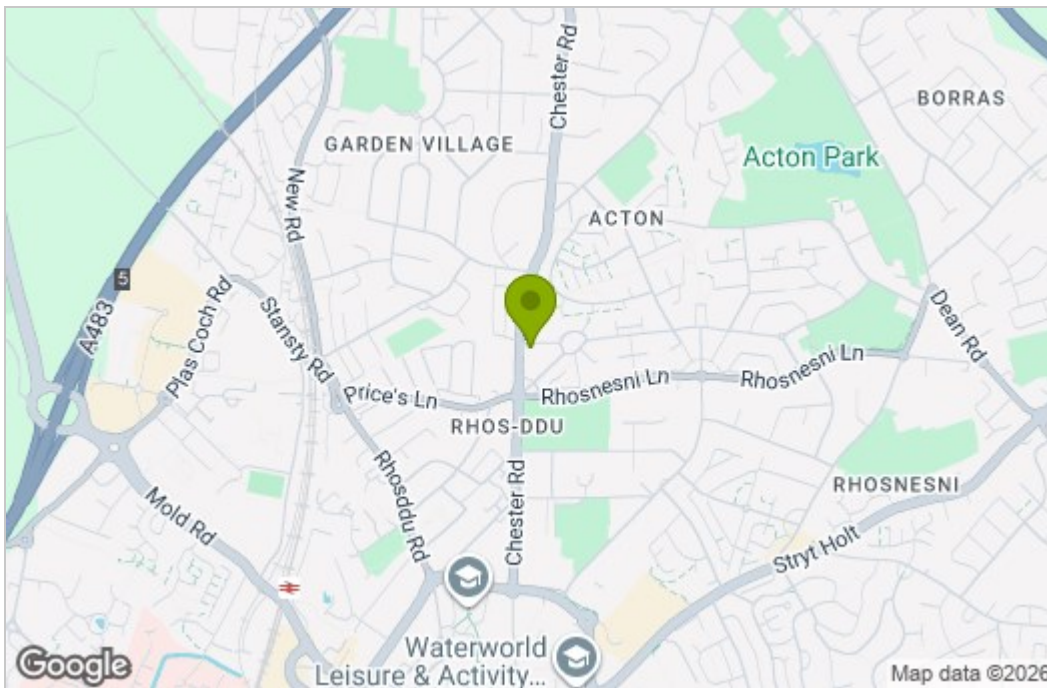
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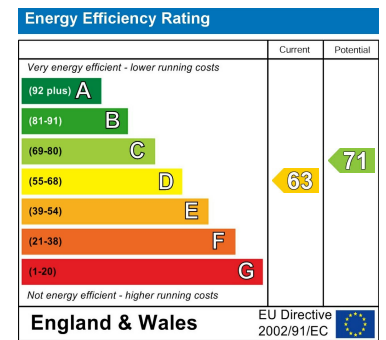




### Area Map



### Energy Efficiency Graph



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