



6

Wrexham | | LL12 7HY

£185,000

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Situated within the highly sought-after residential area of Acton, this well-presented three bedroom terraced home offers convenient living in a popular and well-connected location. In brief, the accommodation comprises a living room, separate dining room and kitchen to the ground floor. To the first floor, the landing provides access to three bedrooms and a recently fitted modern family bathroom.

Externally, the property benefits from a garden to the front, with shared access leading to a private rear garden featuring decking, decorative stone and a lawned area, creating a versatile outdoor space.

Central Avenue is ideally positioned in the heart of Acton, a well-regarded area known for its strong community feel and excellent access to amenities. A range of local facilities are within walking distance including shops, schools, cafés and everyday conveniences. Acton Park is just a short stroll away, offering scenic green space and leisure opportunities. The area is well served by regular bus routes to both Wrexham and Chester, while the nearby A483 provides excellent transport links for commuters travelling further afield.

- THREE BEDROOM TERRACED HOME
- SOUGHT AFTER RESIDENTIAL LOCATION OF ACTON
- TWO RECEPTION ROOMS INCLUDING LIVING AND DINING
- KITCHEN
- NEWLY FITTED MODERN BATHROOM
- GENEROUS BEDROOM SIZES
- LAWNED GARDENS TO FRONT AND REAR
- AMPLE AMENITIES WITHIN WALKING DISTANCE



Dining Room

UPVC double glazed door leads into the dining room with uPVC double glazed window to the front, fireplace with surround, wooden laminate flooring, ceiling light point, panelled radiator, stairs to first floor, doors to kitchen and living room.

Living Room

UPVC double glazed window to the front elevation and uPVC double glazed French doors to rear garden. Gas fire with surround, carpeted flooring, panelled radiator, ceiling light point and two wall lights set within arch shaped alcoves.

Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over incorporating a 1.5 stainless steel sink unit with mixer tap over. Integrated fridge, oven, hob and extractor over. Tiled floor, access to under-stairs storage, ceiling light point, radiator, uPVC double glazed window to rear and uPVC double glazed door to rear garden.

Landing Area

Spacious landing with uPVC double glazed window to rear, carpeted flooring, panelled radiator, ceiling light point and access to loft.

Bedroom One

Two uPVC double glazed windows to the front, ornate cast iron feature fireplace, wooden laminate flooring, panelled radiator and ceiling light point.

Bedroom Two

Two uPVC double glazed windows to the front, carpet flooring, panelled radiator and recessed LED lighting.

Bedroom Three

UPVC double glazed window to the rear. Wooden

laminate flooring, panelled radiator and ceiling light point.

Bathroom

Newly fitted three piece suite comprising low-level WC, wash hand basin set over vanity storage and 'L' shaped panelled bath with dual hose rainfall shower above. Tiled walls and flooring with feature tiled shelf and lighting, heated towel rail, recessed LED lighting and two uPVC double glazed frosted windows to the rear elevation.

Outside

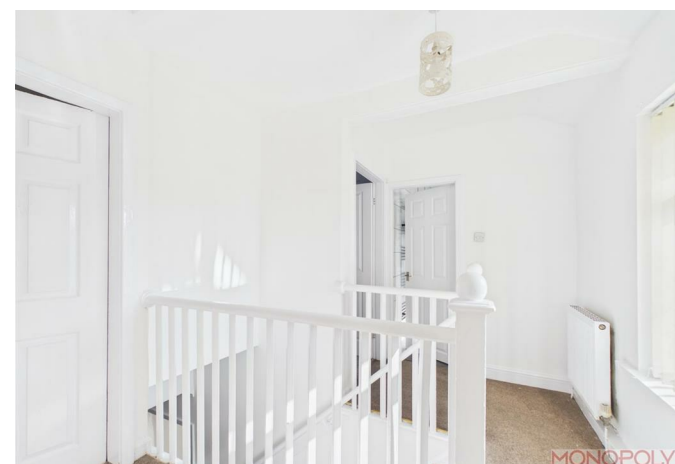
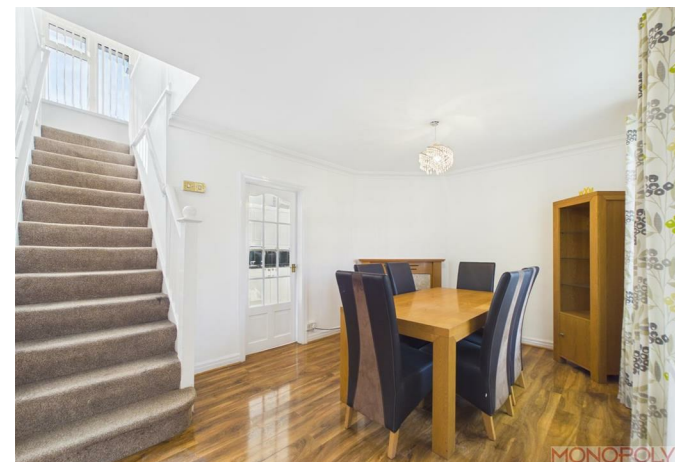
To the front there is a lawned garden area and shared entry leading to the rear. The rear garden area has timber decking, lawned garden, decorative stone and timber shed. Hedging and fencing to the boundary provides security and privacy.

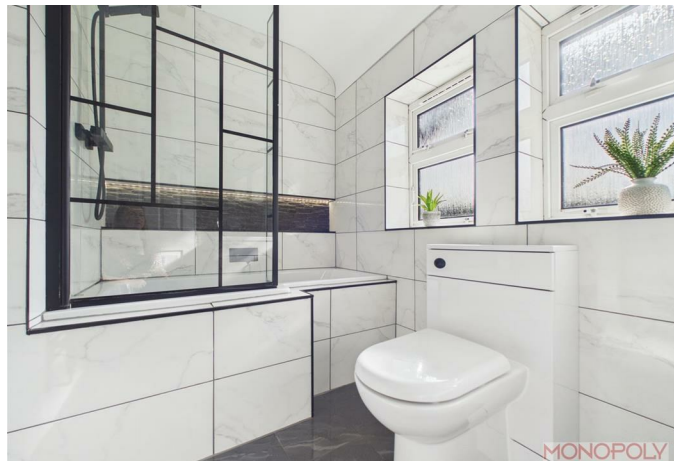
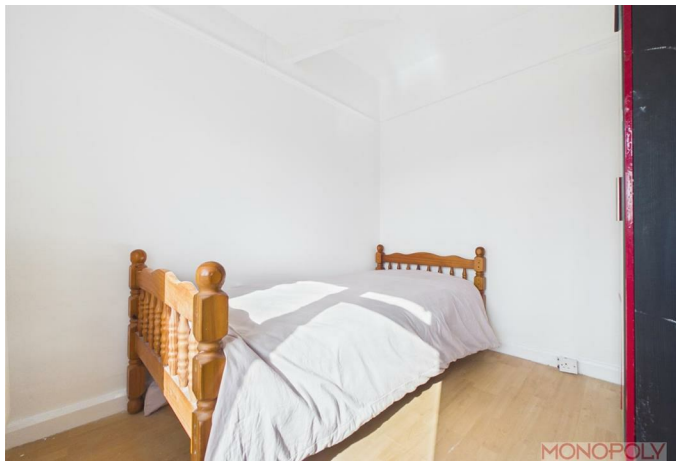
Additional Information

The bathroom is newly fitted. One of the bedrooms has been re-boarded, plastered along with new flooring and recessed LED lighting. The boiler is combination and has been serviced regularly.

Important Information

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the

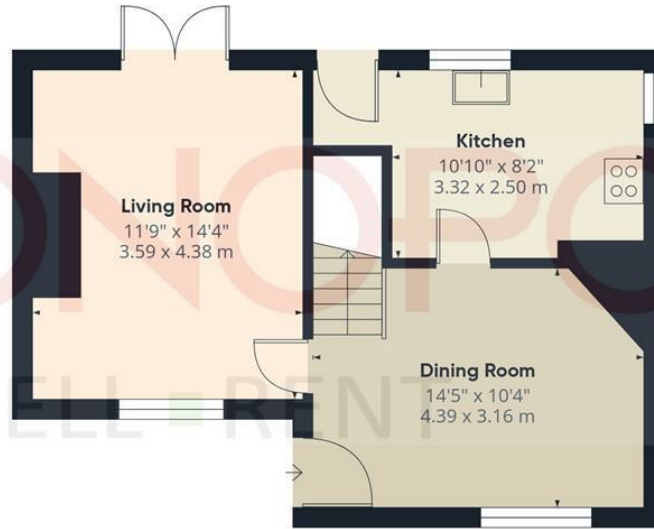




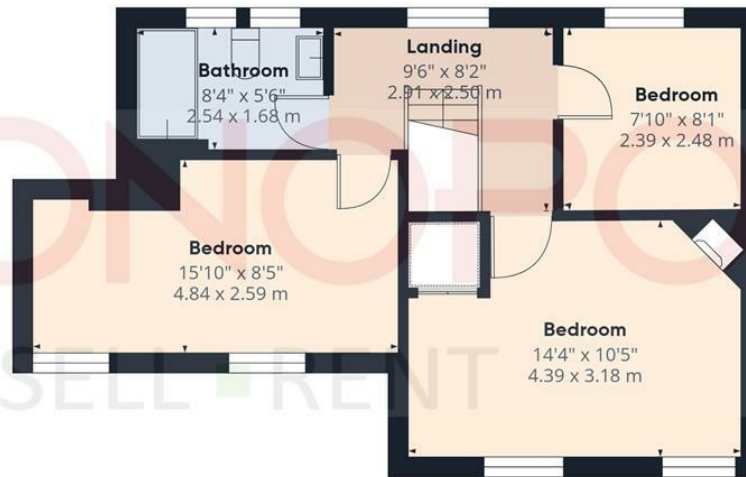
Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
 858 ft²
 79.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

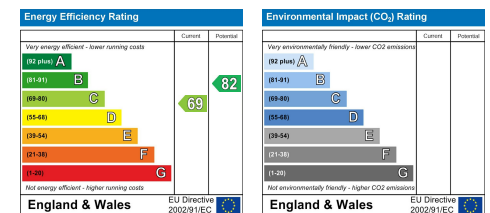
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MONEY LAUNDERING REGULATIONS 2003

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