



Acton Hall Walks, Wrexham LL12 7YJ

Offers In The Region Of £199,995

A well-presented two-bedroom detached maisonette situated in the desirable residential area of Acton Hall Walks, Acton with the added benefit of no-onward chain. This unique home offers upside-down living, with the majority of the accommodation located on the first floor. Improved by the current vendor, the property benefits from modern upgrades including newly fitted windows, new boiler and radiators, and a composite front door. The internal layout comprises an entrance hall and bedroom two/additional reception to the ground floor. To the first floor is a landing area, spacious lounge/diner, inner hallway, kitchen bathroom and bedroom two. Externally, the property enjoys a private driveway with parking for three vehicles, a side access gate, and a landscaped low-maintenance rear garden. The garage was converted by a previous owner, and we are advised paperwork is available. The property is freehold and there is no service charge. Located in Acton, one of Wrexham's most sought-after residential areas, the property is within walking distance of Acton Park, a popular green space offering scenic walks, a lake and children's play area. The surrounding neighbourhoods of Borras, Garden Village, and Rhosnesni provide a range of local amenities including supermarkets, cafes, schools, and medical centres. The property also benefits from excellent transport links, with the A483 just a short drive away, offering convenient access to Chester, Shropshire, and further into North Wales.

- DETACHED TWO DOUBLE BEDROOM MAISONETTE - NO CHAIN
- "UPSIDE-DOWN" LAYOUT WITH MAIN LIVING SPACE ON FIRST FLOOR
- SPACIOUS LOUNGE/DINING AREA
- LANDSCAPED REAR GARDEN WITH LOW MAINTENANCE DESIGN
- CONVERTED GARAGE WITH POWER AND LIGHTING
- FREEHOLD WITH NO SERVICE CHARGE
- MODERNISED WITH NEW WINDOWS, BOILER, RADIATORS, AND COMPOSITE DOOR
- MODERN FITTED KITCHEN AND THREE-PIECE BATHROOM SUITE
- PRIVATE DRIVEWAY WITH PARKING FOR THREE VEHICLES
- QUIET CUL-DE-SAC LOCATION



Entrance Hallway

Accessed via a newly fitted composite front door, the entrance hall features wood-effect laminate flooring, ceiling light point, and a modern vertical panel radiator. Doors lead to Bedroom Two and the staircase to the first floor. Also houses the electric fuse box.

Bedroom Two/Additional Reception

5.65m x 2.58m (18'6" x 8'5")

Converted from a former garage, this versatile space is currently used as a second sitting room but could serve equally well as a double bedroom. Featuring a set of uPVC double glazed French doors opening to the rear garden, the room benefits from natural light and easy outdoor access. Finished with wooden laminate flooring, a ceiling light point, and a modern vertical radiator.

First Floor Landing

Designed for "upside-down" living, the majority of accommodation is situated on the upper level. A uPVC double glazed window to the rear elevation provides natural light, while the landing is finished with carpet flooring, a ceiling light point, and a stylish modern vertical radiator.

Lounge/Dining Room

5.57m x 3.25m (18'3" x 10'7")

Two uPVC double glazed windows to the front elevations. Two modern vertical radiators. Carpet flooring, ceiling light point, and coving to ceiling. Ample space for both seating and dining areas.

Inner Hallway

Access to kitchen, bathroom, and bedroom one. Two storage cupboards, one housing the combination boiler and the other with power sockets and space for a fridge freezer. Ceiling light point and painted concrete flooring.

Kitchen

2.56m x 2.14m (8'4" x 7'0")

Housing a range of wall, drawer and base units with contrasting work surfaces and mosaic tiled splashbacks. Integrated electric oven with gas hob and extractor above, stainless steel sink and drainer with mixer tap, space and plumbing for dishwasher and washing machine. uPVC double glazed window to the rear elevation, vertical panel radiator, painted concrete floor, ceiling light point.

Bedroom One

3.29m x 2.83m (10'9" x 9'3")

UPVC double glazed window to the front elevation. Fitted wardrobes with panelled doors, carpet flooring, ceiling light point, and vertical panel radiator.

Bathroom

1.92m x 2.31m (6'3" x 7'6")

Fitted with a three-piece suite comprising a low-level WC, vanity wash hand basin, and panelled bath with wall-mounted shower over. uPVC double glazed frosted window to the rear elevation. Complemented with a modern vertical radiator, splashback tiling, vinyl flooring, and ceiling light point.

Outside

To the front of the property is a driveway providing for one vehicle plus additional two spaces on the gravel area if required. To the side, a timber gate gives access to the rear of the property. The rear garden has been landscaped for low maintenance with a combination of artificial lawn and paved patio areas, offering space for outdoor seating and entertaining. There is outside lighting and an outside tap. It is enclosed by painted timber fencing and features a variety of mature trees beyond the boundary, giving a sense of privacy.



Storage Cupboard

UPVC double glazed frosted door leads into storage cupboard with ceiling light point, shelving and space for tumble dryer.

Additional Information

The property is freehold with no service charge. Recent improvements include new uPVC windows, a new composite front door, a new boiler and radiators, and a landscaped rear garden designed for low maintenance. The accommodation is primarily arranged as “upside-down” living, with the majority of rooms situated on the first floor. The garage was converted prior to the current ownership; however, the seller advises that supporting paperwork is available. The two adjacent garages are owned separately by other individuals.

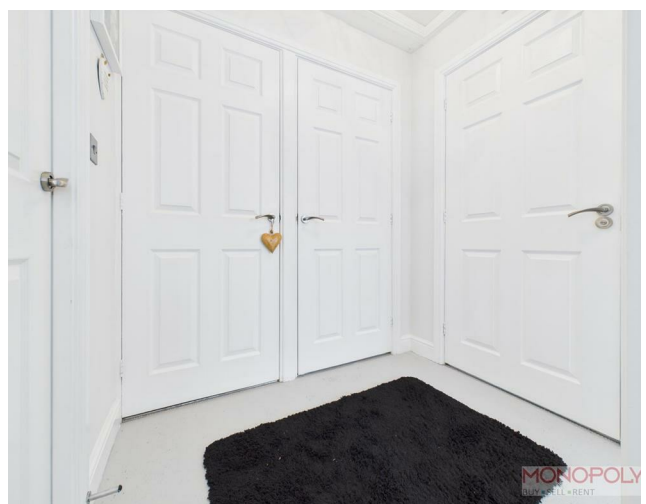
Important Information

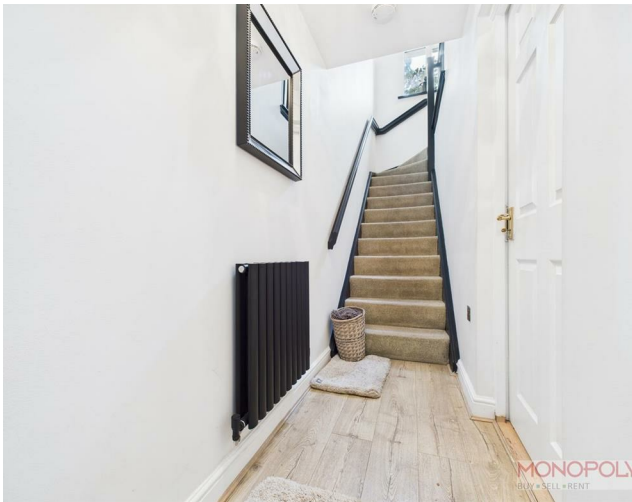
MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

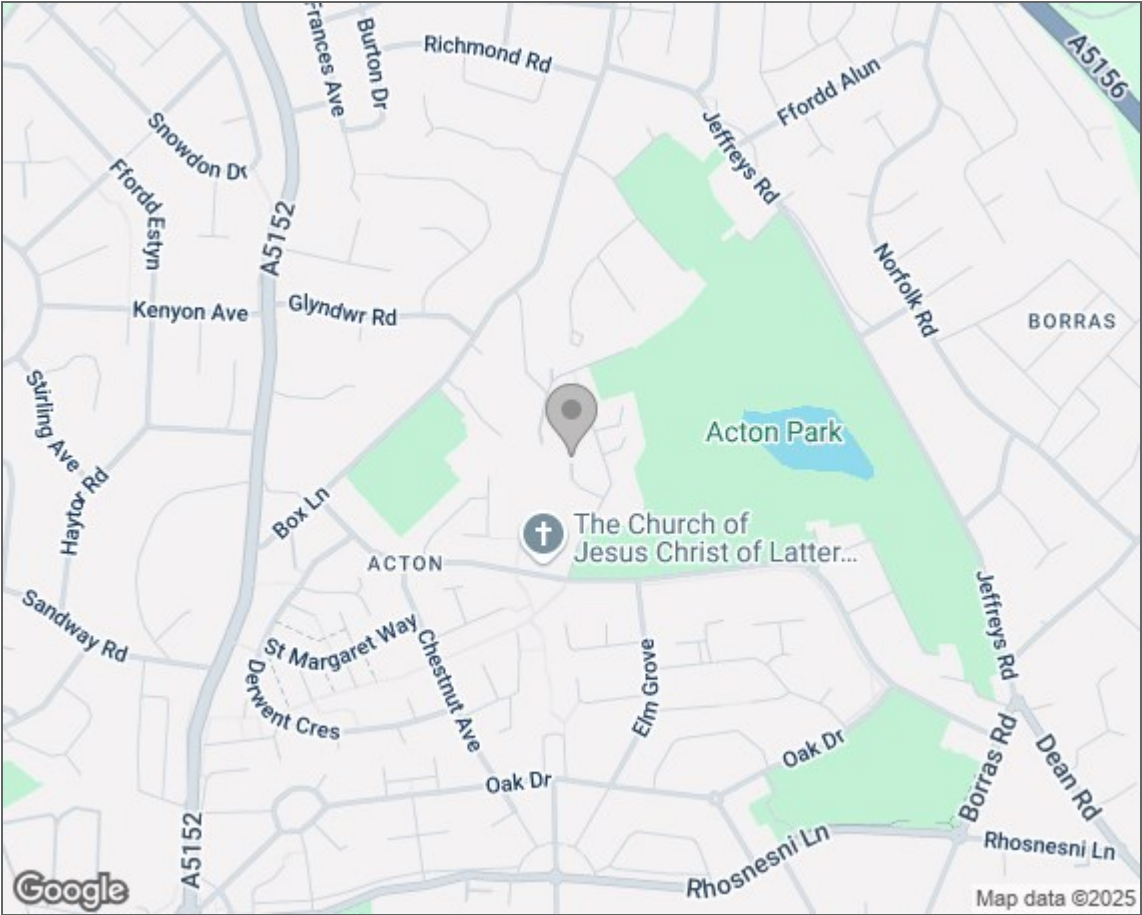
require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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