



52

Wrexham | | LL12 7HL

Offers In The Region Of £180,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

MONOPOLY

BUY ■ SELL ■ RENT

Situated in the popular residential area of Acton is this four-bedroom semi-detached family home, offered for sale with the added benefit of no onward chain.

The property would benefit from a degree of modernisation, however it has been maintained over the years and offers spacious, versatile accommodation ready for a buyer to personalise to their own taste.

In brief, the accommodation comprises an entrance hallway, generous living/dining room, kitchen, downstairs bathroom, separate WC and rear porch to the ground floor. To the first floor, a spacious landing leads to four well-proportioned bedrooms.

Externally, the property benefits from a driveway providing off-road parking, a side courtyard, and an enclosed rear garden with patio and lawned areas.

Oak Drive is ideally positioned in Acton, a highly regarded residential location popular with families. A wealth of amenities are within walking distance including local shops, supermarkets, well-regarded primary and secondary schools, public houses and medical facilities. Acton Park is nearby offering scenic walks, children's play areas and open green space. The Chester bus route is just a short walk away, and Wrexham City Centre is easily accessible. The A483 is also within close proximity, providing excellent commuter links to Chester, Oswestry and further afield.

- FOUR BEDROOM SEMI-DETACHED HOME
- SCOPE FOR MODERNISATION
- ENTRANCE HALLWAY AND REAR PORCH
- SPACIOUS LIVING/DINING AREA
- KITCHEN
- DOWNSTAIRS BATHROOM
- GENEROUS SIZED BEDROOMS
- DRIVEWAY TO THE FRONT
- GARDEN AND PATIO TO THE REAR
- SOUGHT AFTER LOCATION OF ACTON



Entrance Hall

UPVC double glazed door leads into entrance hallway with uPVC double glazed window to the side. Under-stairs storage cupboard with window, power and lighting. Wooden laminate flooring, panelled radiator and ceiling light point. Leads straight through to a uPVC double glazed door to rear garden.

Living/Dining Room

UPVC double glazed window to the front elevation. Brick fireplace, carpet flooring, ceiling light point and panelled radiator.

Kitchen

Housing a range of wall, drawer and base units with work surface over. Space for appliances, stainless steel sink unit with mixer tap over. Two uPVC double glazed windows to the rear elevation, tiled flooring, ceiling light point, panelled radiator and door into bathroom.

Bathroom

Two piece suite comprising panelled bath with shower over and pedestal wash hand basin. Tiled walls, tiled flooring, ceiling light point and uPVC double glazed frosted window to the rear.

Downstairs WC

UPVC double glazed frosted window to the side elevation, tiled flooring and ceiling light point.

Landing Area

Spacious landing area with window to side, carpet flooring, access to loft and doors to all bedrooms.

Bedroom One

Two uPVC double glazed windows to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear elevation. Cupboard housing boiler, carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the front elevation. Built in storage cupboard, carpet flooring, panelled radiator and ceiling light point.

Bedroom Four

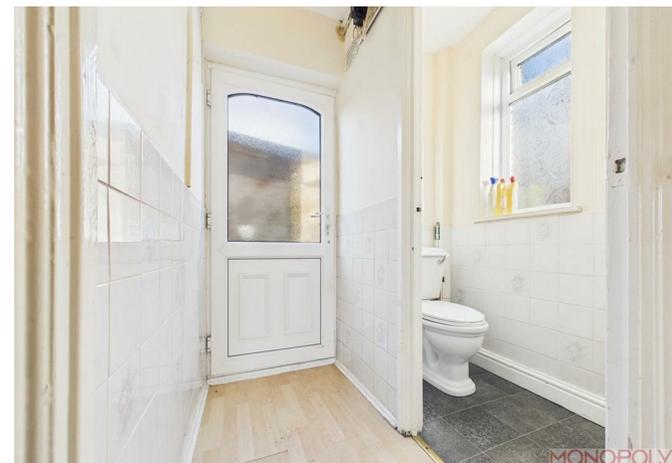
UPVC double glazed window to the rear elevation. Wooden laminate flooring, panelled radiator and ceiling light point.

Outside

To the front there is a driveway and a lawned garden area. There is a timber gate providing access alongside the property leading to the rear where there is a storage shed and patio area. A timber gate leads to a lawned garden area. To the boundary are fence panels for security and privacy.

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.



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

BUY - SELL - RENT



Ground Floor



Floor 1



Approximate total area⁽¹⁾

870 ft²
 80.6 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.

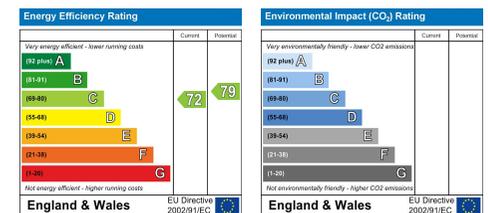
GIRAFFE360

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY[®]
BUY ■ SELL ■ RENT