

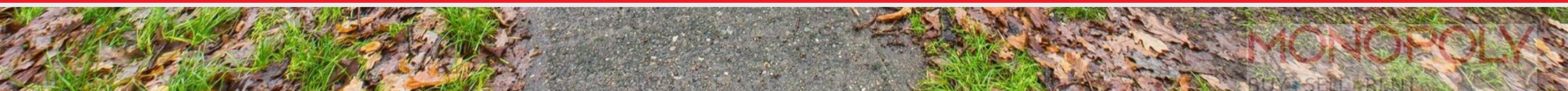


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Wrexham | LL12 7YF

£250,000

MONOPOLY
BUY ■ SELL ■ RENT





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Wrexham | | LL12 7YF

Located in the highly sought-after Acton area, this well-presented three-bedroom semi-detached home has been tastefully renovated in recent years and is offered for sale in great condition. The accommodation comprises a welcoming entrance hallway, a spacious living room, and a beautifully refitted kitchen/dining room, creating a modern and practical ground floor layout ideal for family living. To the first floor, the landing leads to three bedrooms and a contemporary family bathroom. Externally, the property benefits from a generous driveway providing off-road parking for multiple vehicles, with a pathway running to the side and giving access to a beautifully landscaped rear garden. The garden features a lawned area, decorative stone borders, composite decking, and a timber-built bar - perfect for entertaining. Additional outbuildings include two brick-built garden stores with lighting, a separate brick-built utility room with plumbing for a washing machine, and a garage with an up-and-over door. Herbert Jennings Avenue is a popular residential address within Acton, well known for its proximity to excellent local amenities. Schools, shops, cafés, medical facilities and regular bus routes are all within walking distance, along with the picturesque Acton Park. The neighbouring areas of Borras and Garden Village are also easily accessible. The A483 is close by, providing superb transport links to Wrexham, Chester and the wider region.

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- RENOVATION COMPLETED OVER LAST FEW YEARS
- ENTRANCE HALLWAY
- SPACIOUS LIVING ROOM
- NEWLY FITTED KITCHEN/DINING AREA
- GARAGE, UTILITY AND TWO GARDEN STORES
- LANDSCAPED GARDEN WITH BAR
- DRIVEWAY TO THE FRONT
- SOUGHT AFTER LOCATION OF ACTON
- CLOSE TO ACTON PARK AND LOCAL AMENITIES



Entrance Hall

Composite door leads into entrance hallway with glazed frosted side panel, wooden laminate flooring, two ceiling light point, panelled radiator, under stairs space, cupboard housing meters, wall mounted electric box, stairs to first floor and door into living room.

Living Room

UPVC box double glazed window to the front elevation with vertical blinds. Wooden laminate flooring, ceiling light point, panelled radiator and double hardwood glazed door into kitchen/dining room.

Kitchen/Dining Room

A stunning open-plan kitchen/dining space, fitted last year, offering a comprehensive range of modern wall, drawer and base units finished with high-quality quartz-laminate work surfaces. A large dining island provides seating for up to six people along with additional storage. Integrated appliances include a double eye-level oven, grill, induction hob, eye-level microwave and dishwasher, with space provided for an American-style fridge-freezer. The kitchen features a 1.5 bowl composite sink with mixer tap, quartz-laminate splashbacks, recessed LED lighting and under-cabinet lighting, along with stylish tiled flooring and a contemporary vertical radiator. Natural light floods the space via two uPVC double-glazed windows to the rear, with a matching uPVC door giving direct access to the garden.

Landing Area

UPVC double glazed window to the side elevation, access to loft which is partly boarded. carpet flooring, ceiling light point, doors to bedrooms and bathroom.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Three piece suite comprising a low-level WC and wash hand basin set on a storage unit. Corner shower cubical with dual hose mains rainfall shower. Tiled walls, radiator, vinyl tiled flooring, ceiling light point and uPVC double glazed frosted window to the rear.

Garage

Detached from the property located to the rear with up and over door, power and lighting.

Utility

Brick built outbuilding located in garden with space and plumbing for washing machine, tumble dryer and additional white goods.

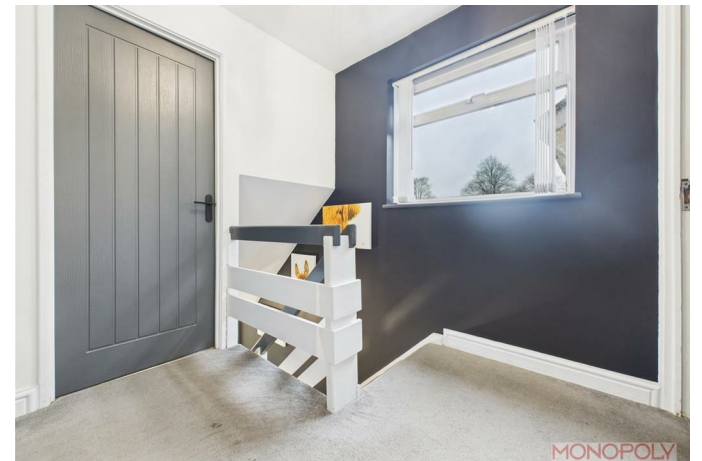
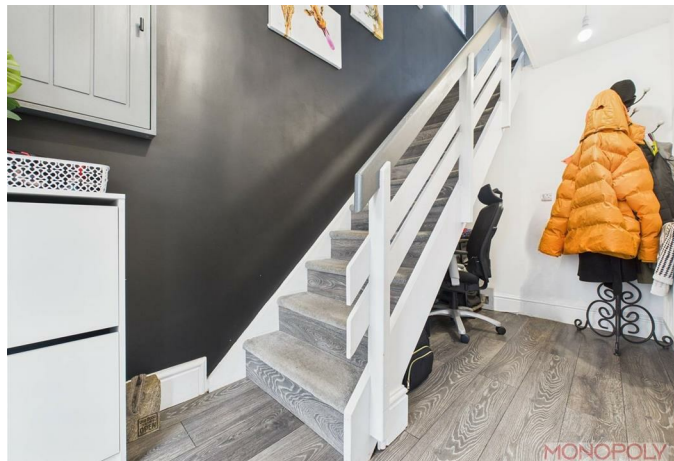
Garden Stores

Two brick built garden stores with lighting.

Outside

To the front of the property is a generous driveway providing off-road parking for multiple vehicles, together with a pathway leading to the main entrance. A further pathway runs along the side of





the home, giving secure gated access to the rear garden. The rear garden has been thoughtfully landscaped to create a versatile and enjoyable outdoor space. It features a combination of concrete pathways, a neatly maintained lawn, decorative stone borders and a raised composite decking area ideal for outdoor dining. A standout feature is the timber-built, sheltered bar area—complete with power—offering a fantastic entertaining space. The garden is fully enclosed with timber fencing, providing both privacy and security, and benefits from a rear access gate with the added advantage of having no properties overlooking. Additional external features include an outside tap and security lighting.

Additional Information

The property underwent a comprehensive renovation in 2022, which included the installation of a new central heating system with a combination boiler located in the loft; this has been serviced annually since fitting. The loft is partially boarded for additional storage. Further improvements include full re-plastering, a partial re-wire with new sockets, new flooring throughout, a new composite front door and a replacement lounge window. The rear garden has also been fully landscaped. The current owners have extended the bathroom by approximately 1.5 metres into bedroom two, creating an enlarged space ready for the new owners to install their chosen bathroom suite. There is power and lighting to both the garage and the brick-built utility area, with lighting also available in the two garden stores.

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.







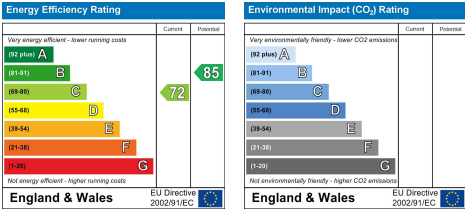


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