



23

Wrexham | | LL12 8BA

£220,000

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Situated within the popular residential area of Little Acton, this well-presented three bedroom semi-detached home offers spacious accommodation ideal for a range of buyers. In brief, the accommodation comprises an entrance hallway, spacious living room and an open plan kitchen/dining room to the ground floor. To the first floor, the landing provides access to three generously sized bedrooms and a modern family shower room. Externally, the property benefits from a decorative stone driveway to the front providing off-road parking. There is also a useful outbuilding incorporating a utility area and WC. The rear garden has been thoughtfully landscaped to include a paved patio area, decked seating space and a lawned garden, enclosed by a combination of fencing and mature hedging offering a good degree of privacy. Gladwyn Road is conveniently located within Little Acton, with a range of everyday amenities close to hand including a convenience store and hairdressers nearby, along with schools, eateries and medical facilities within the surrounding area. The property is well placed for transport links, with regular bus routes between Wrexham and Chester within walking distance, while the nearby A483 provides excellent road connections for commuters travelling further afield.

- THREE BEDROOM SEMI-DETACHED HOME
- ENTRANCE PORCH
- SPACIOUS LIVING ROOM
- OPEN PLAN KITCHEN/DINING ROOM
- FAMILY SHOWER ROOM
- OUTHOUSE WITH UTILITY AND WC AREA
- DRIVEWAY
- LANDSCAPED GARDEN
- SOUGHT AFTER LOCATION OF LITTLE ACTON
- EXCELLENT AMENITIES AND TRANSPORT LINKS



Entrance Hallway

UPVC double glazed door leads into entrance hallway with tiled flooring, radiator, ceiling light point, stairs to first floor and door into living room.

Living Room

UPVC double glazed window to the front, wall mounted electric fire, wooden laminate flooring, ceiling light point, radiator and door into kitchen/diner.

Open Plan Kitchen/Dining

Open plan kitchen/dining room with the kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include electric oven, hob and extractor above. Space for dishwasher and fridge freezer. 1.5 stainless steel sink unit with mixer tap over. Space for dining table, tiled floor, two ceiling light points, radiator, splash-back tiling, uPVC double glazed window to the rear and uPVC double glazed French doors to the garden area.

Landing

Carpet flooring, access to loft, ceiling light point and doors to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the rear. Housing a range of built in wardrobes with rails and shelving. Additional built in storage cupboard housing boiler. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

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

Bedroom Three

UPVC double glazed window to the front. Built in

wardrobe, carpet flooring, ceiling light point and panelled radiator.

Bathroom

Three piece suite comprising low-level WC and wash hand basin set on a vanity unit with concealed cistern and a corner mains shower cubical. Chrome heated towel rail, tiled flooring, extractor, tiled walls, ceiling light point and uPVC double glazed frosted window to the rear.

Outside WC

WC, tiled walls and flooring, window to the side.

Outside Utility/Store

Located in the outhouse with space and plumbing for washing machine and tumble dryer with work surface over and additional cupboard. Power sockets

Outside

To the front there is a decorative stone driveway with space for two/three vehicles and a pathway leading to the entrance. The rear garden has a paved patio seating area as well as a decked seating area. There is a lawned garden area which runs alongside the home. A timber gate gives access to the rear. There is a mixture of fencing and walls to the boundary offering security and privacy. Access to the outhouse via uPVC doors. Additionally there is an outside tap and security lighting.

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.



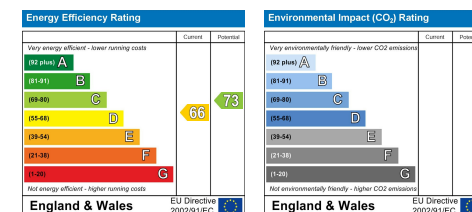


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