



MONOPOLY  
BUY ■ SELL ■ RENT

## Box Lane, Wrexham LL12 8BY

**£285,000**

Nestled on the charming Box Lane in Wrexham, this delightful semi-detached house offers huge potential to create a brilliant family home. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family. The house features a well-appointed bathroom and separate wc. One of the standout features of this property is the generous parking space and garage, accommodating up to three vehicles, which is a rare find in many urban settings. The location on Box Lane is particularly appealing, offering a peaceful residential atmosphere while still being within easy reach of the popular Acton Park, local amenities and transport links. This home presents an excellent opportunity for anyone looking to settle in a welcoming community in Wrexham. In summary, this semi-detached house on Box Lane is a wonderful choice for those seeking a comfortable and spacious living environment. With its three bedrooms, two reception rooms, and convenient parking, it is sure to meet the needs of modern living. Do not miss the chance to make this lovely property your new home.

- THREE BEDROOM SEMI DEATCHED HOUSE
- TWO RECEPTION ROOMS
- GENEROUS REAR GARDEN
- GAS CENTRAL HEATING
- NO ONWARD CHAIN!
- SOUGHT AFTER LOCATION
- HUGE POTENTIAL FOR IMPROVEMENT
- OFF ROAD PARKING & GARAGE
- UPVC DOUBLE GLAZING
- VIEWING ADVISED!



### Entrance Porch

Tiled floor, upvc entrance door, window to front, door to hall.

### Hallway

Parquet flooring, stairs to first floor, doors to both reception rooms and kitchen, understairs cupboard.

### Dining Room

Parquet flooring, bay window to front, fireplace with timber surround.

### Sitting Room

Carpet, French doors to rear, gas fire not currently in working order with complementary surround.

### Kitchen

Base units with work tops over, breakfast bar, stainless sink drainer, mixer tap, space for cooker, space and plumbing for washing machine, windows to side and rear, upvc external door, wall mounted Worcester gas combi boiler.

### First Floor Landing

Doors to bedrooms, bathroom and wc. Linen cupboard, loft access window to side.

### Bathroom

Bath tub with shower over, shower rail with curtain, hand wash basin, tiled walls and floor, window to side.

### WC

With toilet, window to rear, part tiled walls, tiled floor.

### Bedroom One

Spacious main bedroom with carpet, bay window to front.

### Bedroom Two

A double bedroom with carpet and window to rear.

### Bedroom Three

Currently used as a study with window to front.

### Outside

Front - double entrance gates to concrete drive leading to the garage, lawn to side, mature planted borders,

Rear - garden with paving adjacent house, lawn, planted border, mature trees to include one apple and two pear trees, fence to both sides, hedge to rear boundary.

### Garage

Single detached garage of concrete construction with up and over vehicle door, pedestrian door to side.

### Additional Information

Worcester gas combi boiler ...Upvc double glazing

### IMPORTANT INFORMATION

\*Material Information interactive report available in video tour and brochure sections. \*

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.

#### MORTGAGES

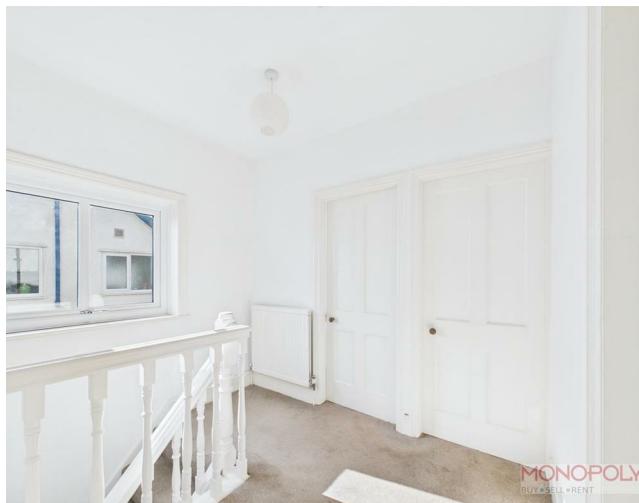
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Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage







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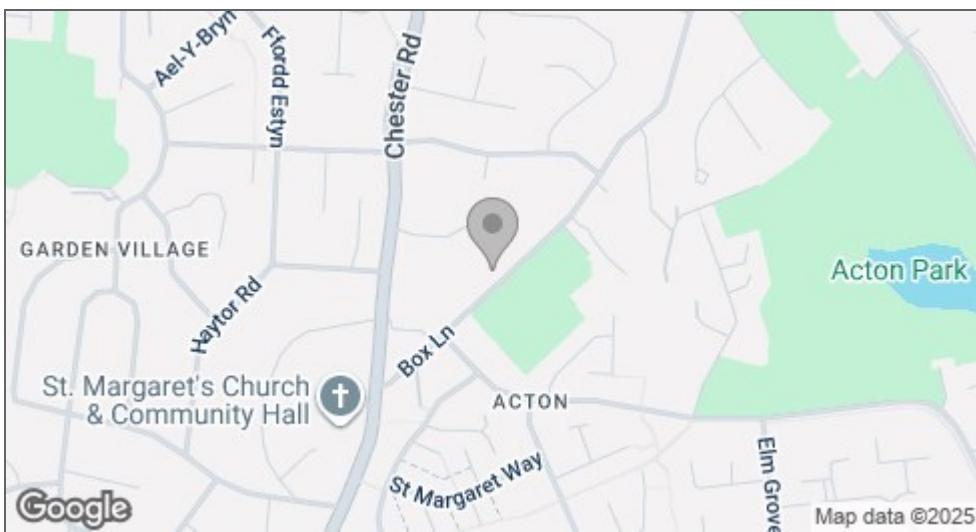
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Rossett, LL12 0AY



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