



Offers in the region of £215,000

 3 Bedrooms

 1 Bathroom

5 Grange Close, Acton,  
Wrexham LL12 7YH

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## General Remarks

NO CHAIN. A well maintained double fronted semi-detached two reception room / three bedroom home occupying a fan-shaped slightly elevated position within a sought after cul-de-sac location on the Chester side of the city with large private side and rear gardens adjoining the playing fields of Acton Primary School.

This well maintained double-fronted semi occupies a fan-shaped plot widening to the rear with good sized established private side and rear gardens adjoining the playing fields of Acton Primary School. It comprises an entrance hall, lounge, separate dining room, kitchen, three bedrooms, bathroom, separate w.c. and shower. The house is gas centrally heated and PVCu double glazing is installed. There is a garage with attached WC and stores to the side.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Location:** The property is situated within a cul-de-sac off Herbert Jennings Avenue in the popular Acton area about a mile equidistant between the city centre and Gresford roundabout, from where the A483 dual carriageway accesses Chester (11 miles) and the motorway network. Local amenities include Acton Primary School, the Acton Pub Restaurant, Park Avenue and Garden Village Shopping Parades and Post Offices, as well as the open walks in nearby Acton Park.

## Accommodation

### On The Ground Floor:

#### **Entrance Hall:** 10' 2" x 5' 10" (3.10m x 1.78m)

Approached through a PVCu framed door with double glazed side reveals. Radiator. Telephone point.

**Through Lounge:** 17' 10" x 11' 5" (5.43m x 3.48m) Suspended bow window to the front and sliding aluminium framed double glazed patio doors to the rear. Slate fireplace with electric fire. Two radiators.

#### **Dining Room:** 10' 0" x 9' 2" (3.05m x 2.79m)

Radiator. Suspended bow window to the front.

**Kitchen:** 12' 11" x 7' 10" (3.93m x 2.39m) Fitted ranges of painted timber-fronted units including a single drainer one-and-a-half-bowl stainless steel sink inset into a range of six-doored base units and one drawer pack with an adjoining pull-out larder. Five-doored suspended wall cabinets, three with lead-lighted doors. Further work surface with adjacent "New World" gas cooker. Part ceramic tiled walls. Ceramic tiled floor. Radiator. Electricity

meter cupboard. Understairs storage cupboard with gas meter. Part double glazed PVCu framed external door.

### On The First Floor:

**Landing:** Recess with shower tray having a glazed screen entrance door and mains thermostatic shower fitting. Loft access-point. Radiator.

#### **Bedroom 1:** 12' 0" x 9' 4" (3.65m x 2.84m)

Excluding built-in cupboard over stairs and double wardrobe accommodating the "Glow-Worm" combination gas-fired central heating boiler. Radiator.

#### **Bedroom 2:** 12' 0" x 10' 3" (3.65m x 3.12m)

Radiator. Built-in double wardrobe.

#### **Bedroom 3:** 8' 10" x 7' 3" (2.69m x 2.21m)

Radiator. Built-in wardrobe.

**Bathroom:** 5' 8" x 5' 6" (1.73m x 1.68m) Fitted two piece avocado shaded suite comprising a panelled bath with a shower screen and "Triton" electric shower above together with a pedestal wash hand basin. Wall mounted electric convector heater. Radiator. Fully tiled walls.

#### **Separate WC:** 4' 9" x 2' 5" (1.45m x 0.74m)

Fitted with a white close coupled dual flush w.c. Fully tiled walls.

**Outside:** From the roadway, a driveway leads to a brick built Garage 22'9" x 8'8" (6.93m x 2.64m) maximum, with External WC partitioned off and fitted with a metal up and over door.









The front garden is bounded by a hedgerow, beyond which there is a lawned garden with central pedestrian pathway. A pedestrian gated access between the house and garage opens to a side flagged Patio Area and private lawned side and rear gardens with further flagged Patio and raised, well stocked borders. The rear boundary adjoins the playing fields of Acton Park Primary School.

**Note:** The fitted carpets and window coverings are to be included at the sale price.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Glow-Worm" combination gas-fired boiler situated in the wardrobe of Bedroom 1.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating – 69|C.

**Council Tax Band:** The property is valued in Band "D".

**Directions:** For satellite navigation use the post code LL12 7YH. Leave the city centre on Chester Road. Ascend Acton Hill then turn right onto Box Lane immediately after The Four Dogs Pub. Turn first right onto Herbert Jennings Avenue then continue for about 200 yards before turning first left into Grange Close, when the property will be observed as the third on the left.

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