



Lincoln Close, Wrexham LL13 9QJ Offers In Excess Of £305,000

This 107 square meter, three-bedroom, two-bathroom detached property is situated on Lincoln Close, Wrexham, Wales. Spread across two floors, each room is thoughtfully designed to provide comfortable living. On the ground floor, you'll find a spacious living room that leads to a stunning combined kitchen/dining space, a conservatory, a ground floor shower room, a utility room and half size garage. The first floor consists of three bedrooms and a bathroom with freestanding bath. The property is situated in a convenient location, surrounded by ample amenities. Just a short walk away is Acton Park - perfect for outdoor relaxation. For your day-to-day needs, a Co-op food store is located in Borrass Park and for those days when you have a craving for takeaway, the Borrass Park Fish Bar is nearby. The Ysgol Parc Borrass Park Community Primary School further adds to the appeal of this location with its proximity for those with children. The unique combination of spacious design and neighbourhood charm ensures this property provides a perfect setting for a family home.

- A THREE BEDROOM DETACHED HOUSE
- HIGH SPECIFICATION KITCHEN/DINER
- UTILITY ROOM
- FAMILY BATHROOM
- OFF ROAD PARKING
- SPACIOUS LOUNGE
- CONSERVATORY
- DOWNSTAIRS SHOWER ROOM
- ENCLOSED REAR GARDEN
- POPULAR & CONVENIENT LOCATION



Entrance Porch

Laminate flooring, entrance door, window to side, door to lounge.

Lounge

Window to front, laminate flooring, door to staircase, coving, double doors to kitchen/diner.

Kitchen

Stunning range of wall and base units, complementary worktops, inset sink, mixer tap, oven and microwave, four ring hob, laminate flooring, extractor, vertical wall radiator, open plan to conservatory, external door to side, understairs cupboard, door to utility.

Conservatory

Glazing to rear and side, French doors to garden, laminate flooring.

Utility

Tiled floor, work surface space, plumbing for washing machine and dryer, spotlights, opening to shower room.

Shower Room

Wc, hand wash basin, large walk in shower, fitted cupboard, tiled walls and floor, extractor, spotlights.

First floor landing

Carpet, window to side, storage cupboard, attic hatch, doors to three bedrooms and bathroom.

Outside

Rear Garden- Timber deck, lawn, covered seating area, enclosed with fencing.

Brick laid front drive, lawn to side.

Bedroom One

Laminate flooring, window to front.

Bedroom Two

Laminate flooring, window to rear.

Bedroom Three

Laminate floor, window to front.

Bathroom

Contemporary freestanding bath, hand wash basin, wc, chrome towel rail, window to rear, tiled walls and floor.

IMPORTANT INFORMATION

*Key facts interactive report link 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.

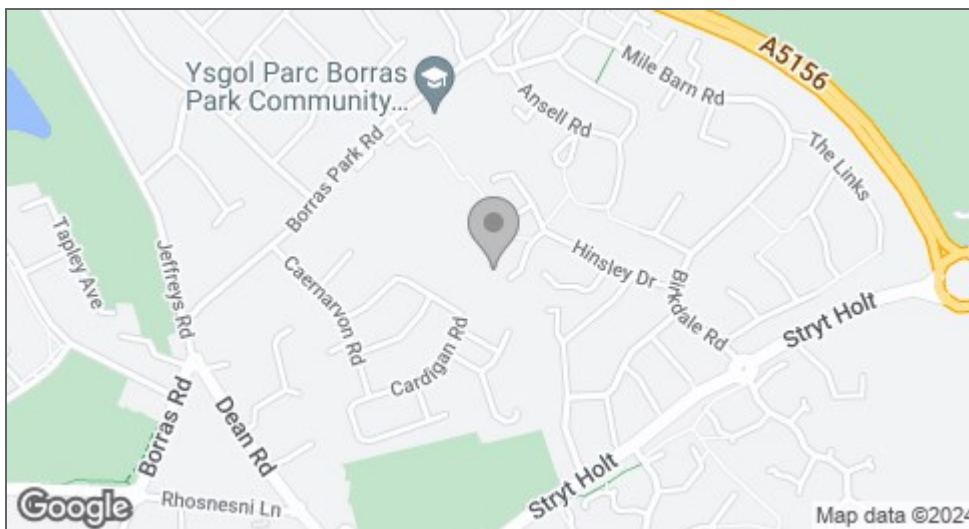
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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