



10

Wrexham | | LL12 7PW

£229,500

MONOPOLY[®]

BUY ■ SELL ■ RENT

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" VIEWING HIGHLY RECOMMENDED" "NO CHAIN"

We are pleased to Offer for sale this EXTENDED and WELL PRESENTED Three Bedroom Semi-Detached House located in the POPULAR AND SOUGHT AFTER Borrás area of Wrexham. This excellent property benefits from UPVC Double glazing, Gas Central heating with recently installed Combi boiler and a good sized rear garden. In brief the property comprises of; Entrance Hall, Lounge, Kitchen/ Diner, Utility Room and Cloakroom W.C. to the ground floor and Three Bedrooms and a Family Shower room to the first floor. To the front of the property is a driveway providing ample off road parking, leading to the single detached garage and to the rear good sized garden.

Located in Borrás Park on the outskirts of Wrexham town centre there are numerous amenities close to hand as well as having good access to the A483 and major road networks beyond.

- NO CHAIN
- THREE BEDROOM
- EXTENDED SEMI DETACHED HOUSE
- UPVC DOUBLE GLAZING
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- SINGLE DETACHED GARAGE
- GOOD SIZED GARDEN TO THE REAR
- GAS CENTRAL HEATING



ACCOMMODATION TO GROUND FLOOR

With UPVC Double glazed and frosted door to Entrance hall

ENTRANCE HALLWAY

With Staircase rising off to the first floor accommodation

LOUNGE

17'0" x 12'11" (5.183m x 3.944m)

Lovely room UPVC Double glazed window to the front, radiator, wall mounted gas fire, coved ceiling, double doors to kitchen/dining room.

KITCHEN/ DINING ROOM

16'3" x 8'4" (4.965m x 2.545m)

Fitted kitchen comprising of a good range of wall and base cupboards with complementary worktop surfaces, incorporating stainless steel sink unit with mixer tap, part tiled floor and part laminate floor, space for cooker, UPVC Double glazed window to the rear, Tiled splashbacks under stairs cupboard, door to utility room.

UTILITY ROOM

8'7" x 7'9" (2.626m x 2.385m)

UPVC Double glazed window to the rear, plumbing for washing machine, tiled floor, work top surface, space for fridge/freezer, UPVC Double glazed and frosted door to the rear, door to cloakroom W.C.

DOWNSTAIRS CLOAKROOM

Comprising of a low level w.c., wash hand basin, UPVC Double glazed and frosted window to the rear, tiled floor.

FIRST FLOOR LANDING

UPVC Double glazed window to the side, doors off to the bedrooms,

BEDROOM ONE

12'2" x 9'2" (3.718m x 2.819m)

UPVC Double glazed window to the side, doors off to the bedrooms

BEDROOM TWO

10'9" x 9'5" (3.287m x 2.883m)

UPVC Double glazed window to the rear with radiator beneath.

BEDROOM THREE

8'7" x 6'8" (2.629m x 2.055m)

UPVC Double glazed window to the front, radiator, built in cupboard

FAMILY BATHROOM

Modern bathroom comprising of a double sized shower cubicle, wash hand basin and low level w.c. set in a vanity unit, Chrome ladder style radiator/ towel rail, UPVC Double glazed frosted window to the rear, spotlights to the ceiling.

OUTSIDE TO THE FRONT

The property is approached via a Block paved driveway, which offers off road parking for two to three vehicles and which leads to the side and to the detached single garage with up and over door. The garden itself is laid to lawn and has a feature brick wall in between next door.

OUTSIDE TO THE REAR

There is a paved patio/sitting area with steps leading up to raised lawned garden with central pathway and borders, which in turn leads to further paved patio/ sitting area, with panel enclosed fencing and mature hedges to the boundaries.

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.

MORTGAGES

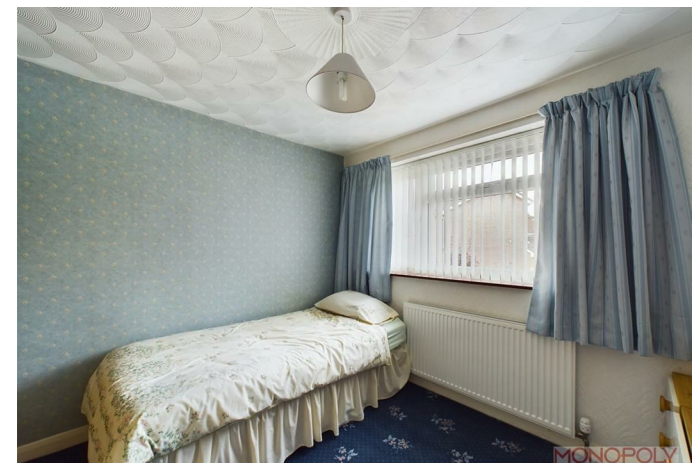
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

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

KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link.







Approximate total area⁽¹⁾
 924.56 ft²
 85.89 m²

(1) Excluding balconies and terraces

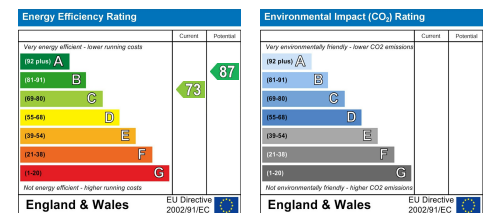
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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