



47

Wrexham | | LL12 7PD

£299,950

MONOPOLY[®]

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"VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to Offer For Sale this BEAUTIFULLY PRESENTED Three Bedroom Semi Detached Property situated in the sought after Jeffreys Road in Borras, Wrexham and which looks over towards Acton Park. The stylish internal accommodation comprises of an Entrance Porch, Hallway, Lounge, Dining Area through to Modern Kitchen and Cloakroom w.c. to the ground floor and on the First Floor, Three bedrooms and a Modern Bathroom. Externally there is ample off road parking and a Large attractive rear garden, with purpose built Summer House/ Office. Situated in a Sought after location in the Borras area of Wrexham there are numerous amenities close to hand including shops, schools and has excellent access to Wrexham Industrial estate and the A483 and major road networks beyond.

- THREE BEDROOM
- SEMI DETACHED HOUSE
- GAS CENTRAL HEATING
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- MODERN KITCHEN
- LARGE GARDEN TO THE REAR
- SUMMERHOUSE/ STUDY



ACCOMMODATION TO GROUND FLOOR

With Feature UPVC Double glazed leaded and stained front door giving access to the Porch.

ENTRANCE PORCH

Comprising of UPVC Double glazed windows to the front, tiled floor and further door giving access to the Entrance hallway.

ENTRANCE HALL

Laminate flooring, staircase rising off to the first floor accommodation, radiator, doors off to the kitchen and lounge.

LOUNGE

21'6" x 11'6" (6.575m x 3.514m)

Lovely room with UPVC Double glazed window to the front with radiator beneath, wood effect laminate flooring, Inglenook fireplace with multifuel burner inset with wooden mantle over, double doors to dining Area.

DINING AREA

9'9" x 9'1" (2.985m x 2.772m)

With UPVC Double glazed window to the rear with radiator beneath, tiled floor, built in storage cupboards in Hi Gloss, open plan walk through into Kitchen

DOWNSTAIRS CLOAKROOM

Dual flush low level w.c., wash hand basin, Chrome ladder style radiator/ towel rail, UPVC Double glazed and frosted window to the rear, tiled floor.

OPEN PLAN STYLE KITCHEN

19'4" x 8'11" (5.908m x 2.730m)

Beautifully presented range of Hi Gloss wall and base cupboards with complementary work top surfaces incorporating, single bowl sink unit with mixer tap, built in four ring gas hob, electric oven/grill, cupboard housing Gas central heating boiler, Integral Full length Fridge, Integral Full length Freezer, built in washing machine, built in tumble drier, Integral dishwasher, UPVC Double glazed window to the side, UPVC Double glazed door to the rear, squared archway through to the Dining area, door leading into the Cloakroom w.c., built in storage cupboard and door back into the hallway.

FIRST FLOOR LANDING

UPVC Double glazed window to the side, doors leading off to the bedrooms and family bathroom.

BEDROOM ONE

11'7" x 11'6" (3.555m x 3.507m)

UPVC Double glazed window to the front with radiator beneath, laminate flooring.

BEDROOM TWO

9'3" x 9'2" (2.843m x 2.802m)

UPVC Double glazed window to the rear with radiator beneath, carpeted flooring.

BEDROOM THREE

9'0" 7'9" (2.760m 2.379m)

UPVC Double glazed window to the rear with radiator beneath, carpeted flooring, built in Sharps wardrobes, access to the loft space.

FAMILY BATHROOM

Recently modernised and beautifully presented bathroom comprising of Panel enclosed bath, dual flush low level w.c, wash hand basin set in vanity drawer unit, shower cubicle, modern vertical radiator, fully tiled walls, tiled floor, extractor fan, UPVC Double glazed and frosted window to the front, spotlights to the ceiling.

SUMMERHOUSE/ STUDY

11'0" x 10'11" (3.361m x 3.352m)

An ideal room for an office, comprising of carpeted flooring, UPVC Double glazed windows and door to the front. Full internet access and electric to the office.

OUTSIDE TO THE FRONT

The property is accessed via block paved Driveway to the front which offers off road parking for three to four vehicles. There is a garden laid to lawn with mature hedges to adjoining properties. Panel enclosed fencing to the left hand side boundary and gated access to the side leading to the rear.

OUTSIDE TO THE REAR

Good sized rear garden with large paved patio area with lawned garden, raised floral borders with further patio/ sitting area leading to the garden office. Panel enclosed fencing 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.





MONOPOLY
BUY-SELL-RENT



Ground Floor



Floor 1

Approximate total area⁽¹⁾
1022.25 ft²
94.97 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.

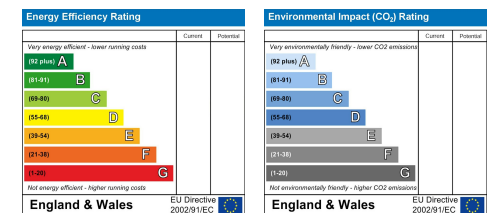
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