



## Gainsborough Road, Wrexham LL12 7UA

### £215,000

A wonderful opportunity to purchase a 3 bedroom semi-detached property situated in a popular residential area within the Borrass district of Wrexham. The property is in need of some internal modernisation but has fantastic potential offering a good size lounge/dining room, 2 double bedrooms and a single bedroom and ample off road parking leading to a single garage. The Borrass area of Wrexham benefits from having an array of local amenities close to hand including various shops, primary school and has excellent access to Wrexham city centre and to major road links for commuting. In brief the property comprises of; hallway, lounge/dining room, kitchen and shower room to the ground floor and 3 bedrooms to the first floor.

- A fantastic opportunity to purchase a 3 bedroom semi-detached property
- Excellent Potential
- Ample off road parking
- Popular residential area
- In need of some internal modernisation
- Gas central heating
- Single garage
- NO CHAIN



## Hallway

With stairs off to the first floor, door to under stairs storage cupboard, carpeted flooring.

## Lounge

4.71m x 3.74m (15'5" x 12'3")

With an attractive central fireplace with living flame gas fire and marble surround and hearth, sliding doors off to the rear garden, carpeted flooring, archway into the dining room.

## Dining Room

3.70m x 3.76m (12'1" x 12'4")

With carpeted flooring, double glazed window to the front.

## Kitchen

3.62m x 2.86m (11'10" x 9'4")

Fitted with matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, integrated dishwasher, 4 ring gas hob, space for a cooker and washing machine, double glazed window, part tiled walls, door to the side, gas combination boiler.

## Shower Room

2.47m x 1.69m (8'1" x 5'6")

Fitted with a large shower, low level w.c, pedestal wash hand basin, 2 double glazed windows, fully tiled walls.

## First Floor Landing

With carpeted flooring, doors off to the bedrooms.

## Bedroom 1

3.80m x 4.76m (12'5" x 15'7")

A spacious bedroom with a double glazed window to the front, doors to a useful storage cupboard, doors to storage under the eaves.

## Bedroom 2

3.73m x 2.87m (12'2" x 9'4")

A double bedroom with 2 double glazed windows, carpeted flooring.

## Bedroom 3

2.27m x 2.56m (7'5" x 8'4")

With a double glazed window to the front, carpeted flooring.

## Rear Garden

To the rear is a paved patio and a lawned garden with gated access to the side.

## Front Garden

To the front is a lawned garden with a tarmac driveway to the side providing off road parking and leading to a single garage with up and over door.

## 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.



## Key facts for buyers

The key material information can be seen via the web links from which ever property portal the property is viewed.





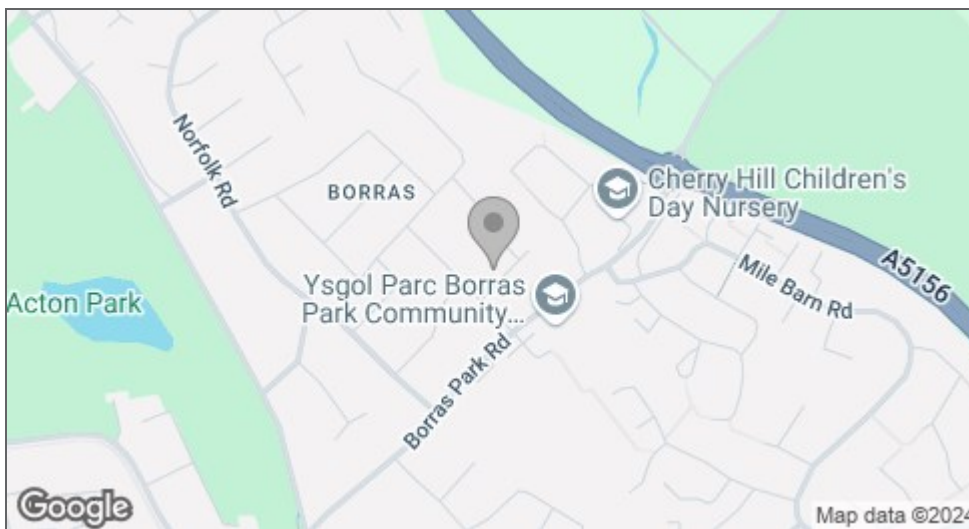












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2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