



21

Wrexham | LL13 9RQ

£210,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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Situated on Mere Crescent in Borras, Wrexham, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an inviting 721 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed to maximise space and functionality, ensuring that every corner is utilised effectively. The kitchen area is a focal point in homes of this nature, offering ample opportunity for culinary creativity and entertaining friends and family. The property boasts a well-appointed bathroom, catering to the needs of modern living. One of the standout features of this residence is the generous parking space, accommodating up to four vehicles on the drive and in the garage. This is a rare find in many urban settings and adds significant value to the property, providing convenience for families with multiple cars or for hosting visitors. Situated in Borras, Wrexham, the location offers a blend of suburban tranquillity and accessibility to local amenities, schools, and transport links. This makes it an attractive option for those looking to settle in a vibrant community while enjoying the comforts of a well-designed home. In summary, this semi-detached house on Mere Crescent presents an excellent opportunity for prospective buyers seeking a spacious and practical living environment in Wrexham. With its three bedrooms, ample parking, and welcoming reception area, it is a property that is sure to appeal to many.

- A THREE BEDROOM SEMI DETACHED HOUSE
- SPACIOUS LIVING ROOM
- KITCHEN/DINER
- FAMILY BATHROOM
- REAR GARDEN
- OFF ROAD PARKING
- GARAGE
- POPULAR & CONVENIENT LOCATION
- NO CHAIN!



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Internal Accommodation

Entrance Hall - Wood effect floor, upvc front door, stairs rising to the first floor, door to lounge.

Lounge - Carpet, square bay upvc window to front, modern electric fire, door to kitchen.

Kitchen/Diner - Fitted range of wall and base units, complementary worktops, stainless sink drainer, mixer tap, cooker included, extractor hood over, tiled splash back, tiled floor, understairs cupboard, upvc windows and external door to rear.

First Floor Landing - Doors to bedrooms and bathroom. Window to side. Airing cupboard housing Potterton gas boiler.

Bedroom One - Carpet, window to front.

Bedroom Two - Carpet, window to rear.

Bedroom Three - Carpet, window to front.

Bathroom - Panel bath with electric shower over, shower screen, wc and hand wash basin, window to rear, tiled walls and floor.

Garage

Detached single garage with power and lighting. Up and over door.

Outside

Front garden with lawn and small tree. Pattern concrete driveway with space for 2 or 3 cars leading to a detached single garage.

Enclosed rear garden with pattern concrete patio and a raised lawn. Outside tap

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

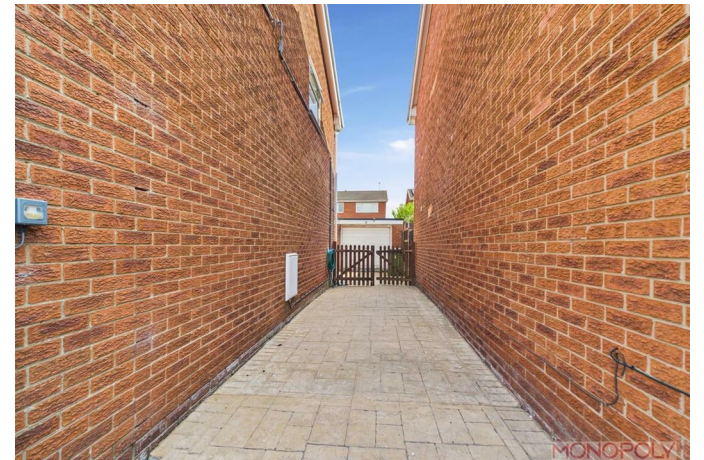
MONEY LAUNDERING REGULATIONS 2003

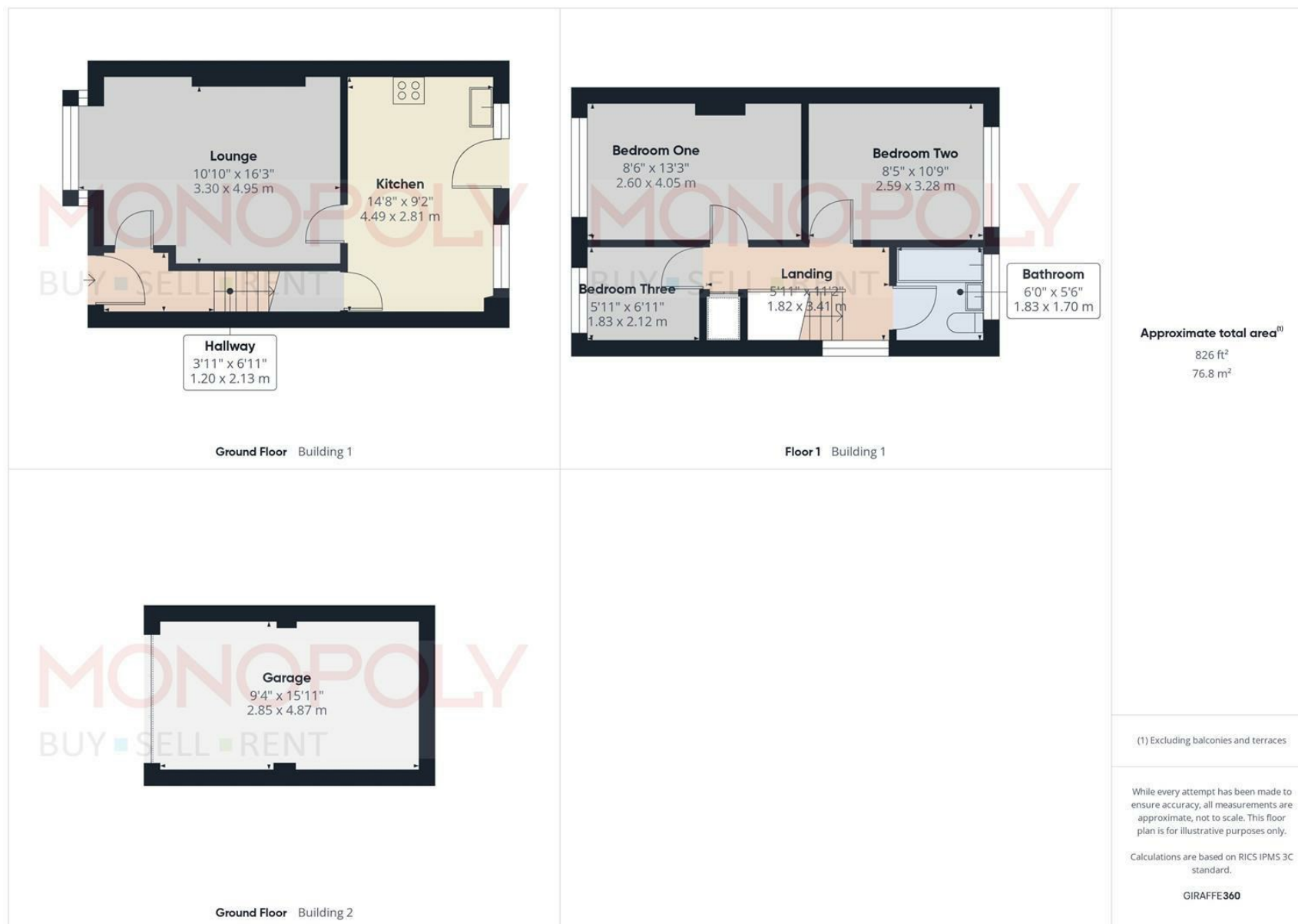
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, 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.

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 07907419605 to find out more. Please remember that you should not borrow more than you can safely afford. Your home maybe reposessed if you do not keep up repayments on your mortgage





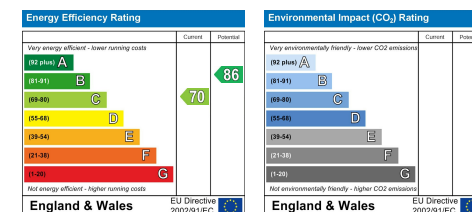


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