



Borras Park Road, Wrexham LL12 7TE

£1,400

Located in the popular area of Borras, this 4 bedroom link detached home offers the perfect chance for families to blend convenience with modern living. In brief, the downstairs accommodation boasts a spacious and contemporary kitchen and dining area with sliding doors to the garden, utility room, lounge as well as an additional downstairs shower room. The upstairs accommodation consists of a well-proportioned four bedrooms, a family bathroom and additional W.C. Outside, the property boasts ample parking space for two vehicles as well as a single garage. To the rear, a predominantly lawn garden with a patio is perfect for family activities and relaxation.

The popular area of Borras provides a range of amenities in close proximity such as shops, a pharmacy, eateries and schools, with Rhosnesni High School and Borras Park Primary within walking distance. Acton Park is also nearby which provides a great place for walks and outdoor activities. Don't miss the opportunity to rent this fabulous home.

- FOUR BEDROOM LINK DETACHED HOUSE
- CONTEMPORARY OPEN PLAN KITCHEN/DINING
- WELL-PROPORTIONED BEDROOMS
- DOWNSTAIRS SHOWER ROOM
- WELL PRESENTED
- DRIVEWAY AND GARAGE
- UTILITY
- UPSTAIRS FAMILY BATHROOM AND W.C
- REAR GARDEN WITH PATIO
- POPULAR LOCATION OF BORRAS



Hallway

A welcoming hallway with carpet stairs off to the first floor, door to an under stairs storage cupboard, radiator, wood effect flooring.

Lounge

A well presented lounge with a double glazed window to the front, radiator, wood effect flooring.

Kitchen/Dining/Family Room

An impressive, spacious kitchen/dining room being the real heart of the home. Comprising a large granite effect central breakfast bar area, matching wall, drawer and base units, granite effect work surface with inset stainless steel sink and drainer, cooker with contemporary extractor fan over, washing machine, dishwasher, wood effect flooring, plumbing for a washing machine, space for a dryer, double glazed sliding doors off to the rear garden, 2 double glazed windows to the rear.

Utility Room

A useful utility room fitted with base and drawer units, inset stainless steel sink and drainer, space for a large fridge/freezer, wood effect flooring, door off to the rear garden, door to inner hallway.

Inner Hallway

From the utility, leading to the garage and downstairs shower room.

Downstairs Shower Room

Fitted with a low level w.c, wash hand basin, shower cubicle.

First Floor Landing

A large landing with wood effect flooring, door to a storage cupboard and door to another cupboard housing the gas combination boiler, access to the loft, double glazed window to the side.

Bedroom 1

A spacious and well presented bedroom with a

double glazed window to the front, radiator, carpet flooring.

Bedroom 2

Another good size bedroom with a double glazed window to the rear, radiator, wood effect flooring.

Bedroom 3

A double bedroom with a double glazed window to the rear, radiator, wood effect flooring.

Bedroom 4

Well presented with a double glazed window to the front, radiator, wood effect flooring.

Bathroom

A spacious, well appointed bathroom with a low level w.c with concealed cistern, wash hand basin with vanity units under and shelving, bath with thermostatic shower over, fully tiled walls, double glazed window, storage cupboard, fitted mirror.

W.C

Fitted with a low level w.c, wash hand basin, double glazed window to the side.

Outside

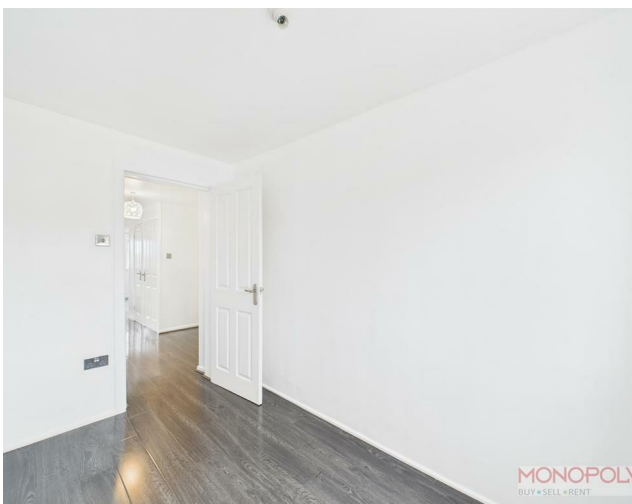
To the rear, a great addition to this property is the garden featuring a patio area and steps to a predominantly lawned garden featuring a mature tree. A stoned path also follows through the centre of the garden.

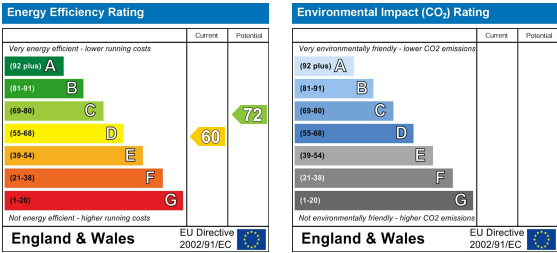
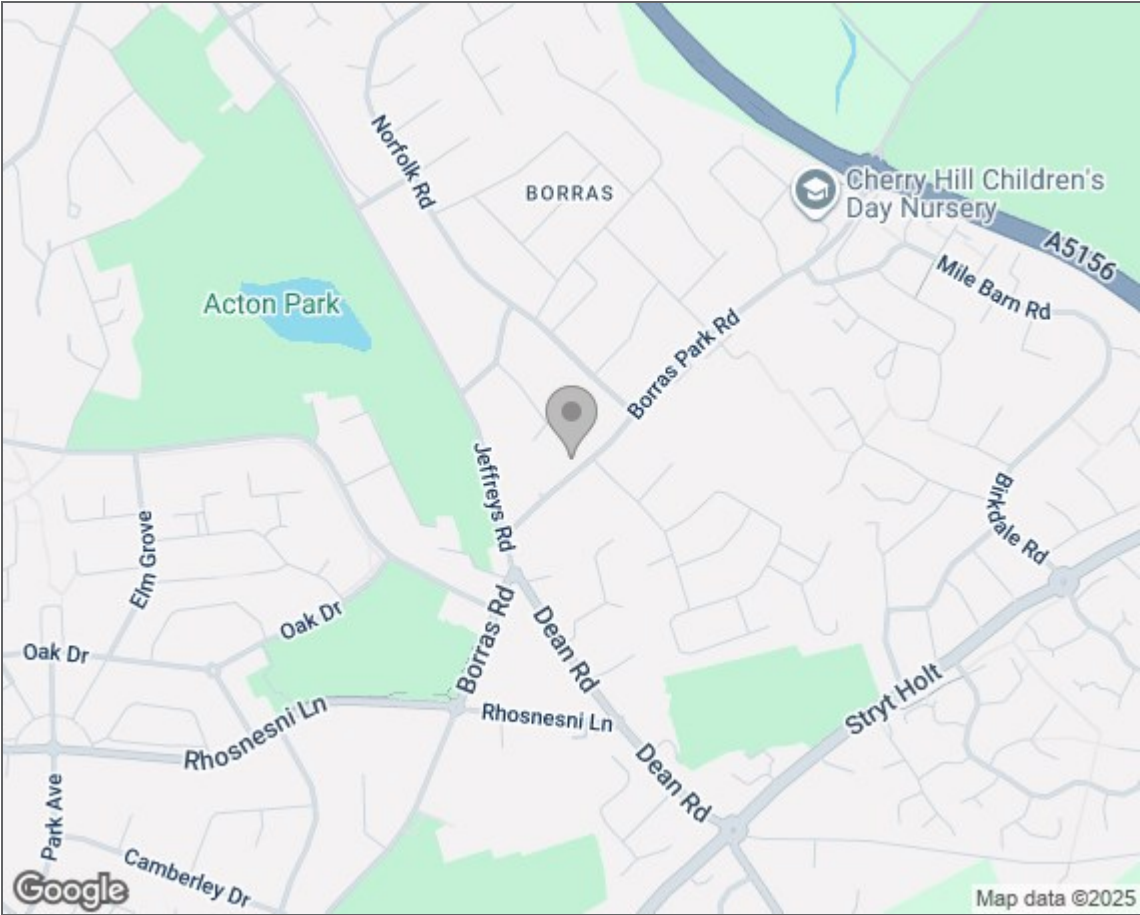
To the front, the property features a brick-paved driveway with parking for 2 vehicles that leads to a single garage. There has also been recent work to the front garden to add a new wooden fence and shrubs to the side.











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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

