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Wrexham | | LL13 9PZ

£290,000

MONOPOLY
BUY ■ SELL ■ RENT

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"VIEWING HIGHLY RECOMMENDED!" A fantastic opportunity to purchase a three bedroom detached house situated in the desirable Borras area of Wrexham. The well presented internal accommodation comprises an entrance hallway, downstairs WC, study/home office, lounge, dining room open plan into a spacious modern kitchen, utility room, conservatory, three bedrooms including a main bedroom with en suite and a family bathroom. Externally there is off road parking to the front leading to a single garage which has been partially converted to provide a useful storage area in the front with remainder currently used as a study. To the rear is an attractive enclosed garden with lawn, patio and mature planting. Located in the desirable Borras park area of Wrexham there are a wealth of local amenities close to hand including various shops, primary school and excellent access to the A483 and major road networks beyond.

- A THREE BEDROOM DETACHED HOUSE
- SOUGHT AFTER BORRAS PARK LOCATION
- WELL APPOINTED LOUNGE
- KITCHEN/DINER
- CONSERVATORY
- HOME OFFICE/STUDY
- DOWNSTAIRS WC & UTILITY
- MAIN BEDROOM WITH ENSUITE
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING



Entrance Hallway

Upvc front door, entrance matting, carpeted flooring, doors to down stairs w.c lounge, study/home office kitchen and under stairs storage cupboard.

Downstairs WC

White wc, hand wash basin, tiled flooring, window to side.

Study/Home office

Carpeted flooring, spotlights, window to side, gas boiler enclosed with cupboard. This room could also be used as a play room or an extra guest bedroom. Fitted shelving.

Lounge

Window to front, horizontal blinds, carpeted flooring, living flame gas fire with stone effect hearth and surround, coving, double doors to dining room.

Kitchen/Diner

A range of modern fitted wall, drawer and base units with complementary worktops over, stainless sink/drainage with mixer tap, tiled splashback window to rear, integrated dishwasher, double oven four ring ceramic hob with extractor hood over, under counter lighting, space for fridge/freezer, tiled flooring, door to utility room. Open plan into dining area with carpet, sliding doors to conservatory, doors to lounge.

Conservatory

1/3 brick 2/3 glazed conservatory, vertical blinds, polycarbonate roof, French style doors to side, carpeted flooring.

Utility Room

One base unit and one floor to ceiling cupboard, laminate worktop, stainless sink/drainage, spaces for

white goods, tiled flooring, tiled splashback, upvc external door to side and window to side with a roller blind.

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom One

Window to front, horizontal blind, carpeted flooring, fitted wardrobes with lighting, doors to en suite and built in cupboard with water tank.

En Suite

White hand wash basin set in a vanity unit, w.c and shower cubicle with electric shower over, window to rear, laminate flooring, spotlights, chrome towel radiator.

Bedroom Two

Carpeted flooring, skylight window to front elevation, sloped ceiling.

Bedroom Three

Window to rear, carpeted flooring, built in wardrobe and shelving.

Bathroom

Bath tub with electric shower over, hand wash basin set in a vanity unit and w.c. Laminate flooring, window to rear, spotlights, chrome towel radiator.

Garage/Store

Up and over door, power and lighting. (reduced size due to study).

Outside

Double width brick laid drive with space for 2/3 cars, lawn and planted beds to the side, path to front door. Gate to rear garden with lawn, patio area, attractive planted borders, enclosed with fencing. Outside tap, power socket and security lighting.





Additional Information

Freehold, gas central heating, Upvc double glazing.

IMPORTANT INFORMATION

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

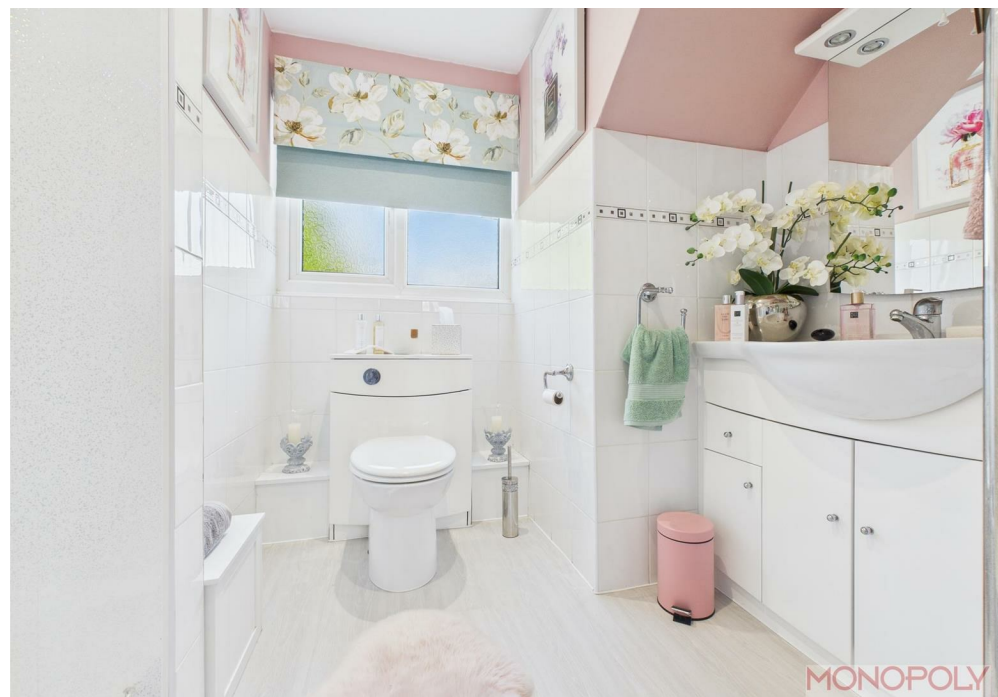
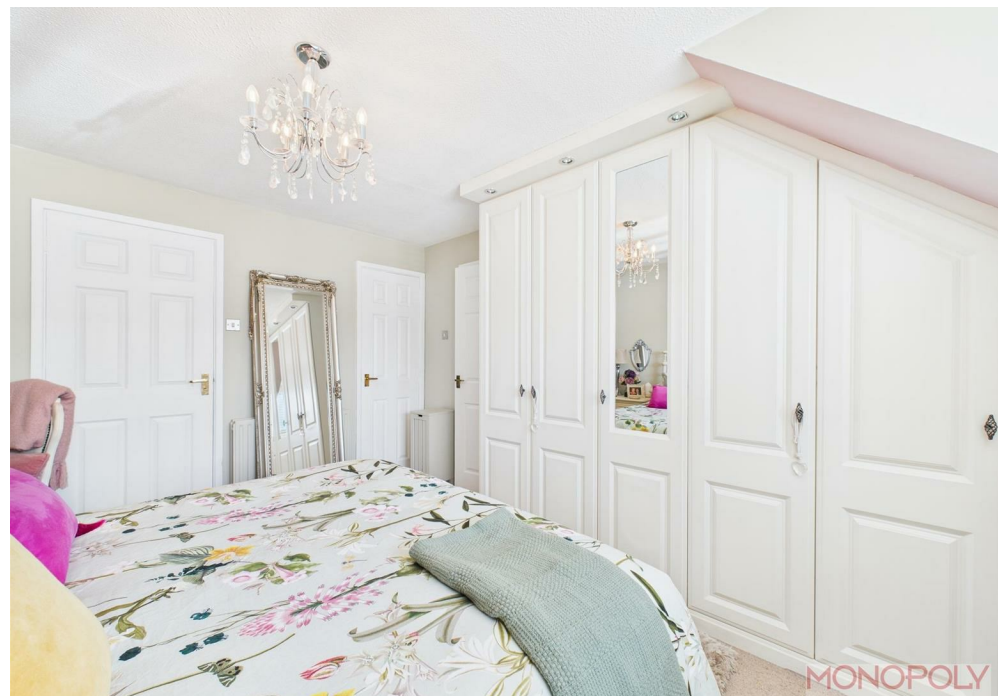
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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 01978 800186 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



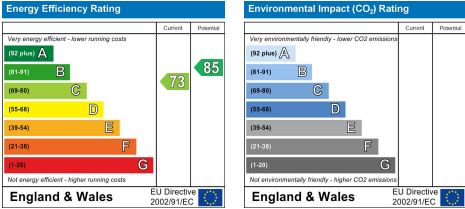


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