



37 Lower Minster

Borras, Wrexham, LL12 7PT

£285,000



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Entrance Hall

Approached via a UPVC double glazed door to the side elevation, featuring newly fitted carpeted flooring, double panelled radiator with cover, ceiling light point and loft access. Doors off to Lounge, Kitchen, Bathroom and Two Bedrooms.

Lounge

16'3" x 11'7" (4.96m x 3.54m)

Spacious lounge with UPVC double glazed French doors and windows to the rear elevation. Newly fitted carpeted flooring, double panelled radiator, ceiling light point and television point.

Kitchen

8'9" x 8'11" (2.68m x 2.74m)

Housing a range of wall, drawer and base units with complementary marble effect worktop surfaces over. Stainless steel sink unit with taps over, space for 'Hotpoint' cooker with four ring electric hob. Void and plumbing for washing machine. Cupboard housing wall mounted 'Worcester' combination boiler. Tiled effect flooring. UPVC double glazed window to the side elevation and UPVC double glazed door to the rear.

Bedroom One

11'7" x 9'10" (3.54m x 3.01m)

Spacious double bedroom with UPVC double glazed window to the front elevation. Newly fitted carpeted flooring, ceiling light point and double panelled radiator.

Bedroom Two

8'1" x 10'6" (2.47m x 3.22m)

UPVC double glazed window to the front elevation. Newly fitted carpeted flooring, ceiling light point and double panelled radiator.

Bathroom

6'3" x 5'9" (1.93m x 1.76m)

Three piece suite comprising low level corner W.C, corner wash hand basin and panelled bath with electric 'TBO' shower over. Part tiled walls, tiled effect vinyl flooring, ceiling light point and UPVC double glazed frosted window to the side elevation.

Outside

To the Front

Driveway providing ample off road parking, low maintenance lawned area, access to the rear and detached double garage/workshop with floodlights.

To the Rear

Generous sized wrap around garden, mainly laid to lawn with fenced boundaries. Outdoor tap and access to workshop via side door.

Workshop

11'7" x 8'2" (3.54m x 2.49m)

Power and lighting, opening to the garage.

Garage

16'4" x 7'11" (5.00m x 2.42m)

with double doors opening onto driveway, power and lighting.

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most

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competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has

the authority to make or give any representations or warranty in relation to the property.

Services.

The agents have not tested the appliances listed in the particulars.

Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

Floor Plan.

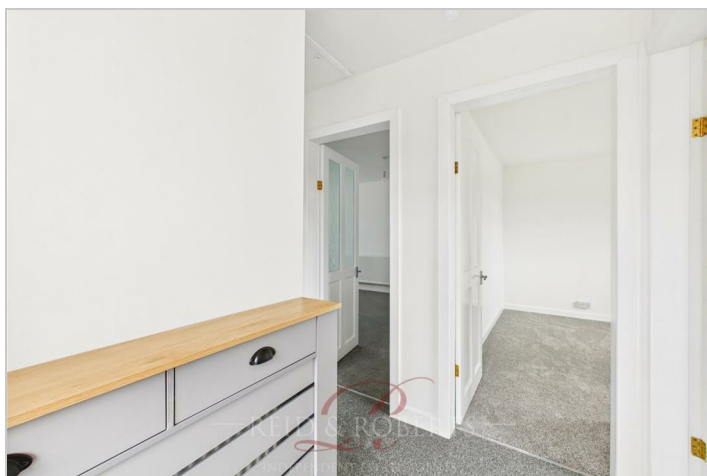
Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

Council Tax Band.

TBC

EPC Rating.

TBC



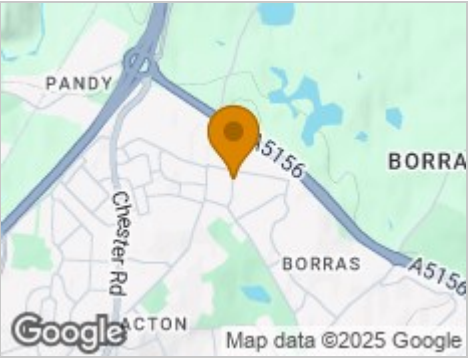
Road Map



Hybrid Map



Terrain Map



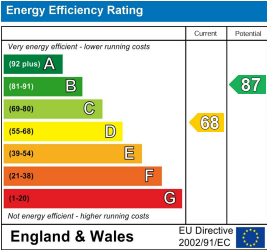
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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