



14 Lisburne Grove Borras, Wrexham, LL13 9TJ

A spacious and well presented 3 bedroom detached family home having the benefit of an impressive conservatory overlooking the large established rear garden and an additional ground floor 4th bedroom if required or playroom. Located within this popular and convenient area with the picturesque Acton Park within easy reach together with both primary and secondary schools, bus service and shopping facilities. The accommodation briefly comprises a composite entrance door opening to the hall, lounge with bay window to the front and Oak flooring that continues into the dining area. Patio doors open to the large conservatory which is an excellent addition with air conditioning/heating unit. The kitchen/breakfast room is appointed with a range of white fronted base and wall units with granite work surface areas. Sitting Room/Bedroom 4 with Upvc double glazed bow window to the front and Oak flooring. Washroom/w.c. with modern suite. The 1st floor landing gives access to the 3 bedrooms and a bathroom. The principal bedroom has the convenience of an en-suite shower room. To the outside, a private drive provides parking with privacy hedging. A gated side path leads to the impressive private rear garden providing excellent outdoor entertaining space for both children and adults with its 2 patio areas, extensive lawn, barked play area and an Orchard with a variety of trees and shrubs. Energy Rating - D (61)

Offers In Excess Of £300,000

14 Lisburne Grove

Borras, Wrexham, LL13 9TJ



- A spacious and well presented detached family home
- Kitchen/breakfast room, conservatory
- Family bathroom

- Located within this popular and convenient area
- Sitting room/4th bedroom, wash room
- Private driveway

- Hallway, lounge, dining area
- Three bedrooms (1 en-suite)
- Gardens to front and rear

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

LOUNGE

15'0 x 12'9 (4.57m x 3.89m)

DINING AREA

9'0 x 8'3 (2.74m x 2.51m)

KITCHEN/BREAKFAST ROOM

11'9 x 7'9 (3.58m x 2.36m)

CONSERVATORY

19'8 x 11'5 (5.99m x 3.48m)

SITTING ROOM/BEDROOM FOUR OUTSIDE

11'4 x 7'9 (3.45m x 2.36m)

WASH ROOM

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

11'8 x 10'2 (3.56m x 3.10m)

EN-SUITE

BEDROOM TWO

13'0 x 11'2 (3.96m x 3.40m)

BEDROOM THREE

8'5 x 8'0 (2.57m x 2.44m)

BATHROOM

COUNCIL TAX BAND - E



[Directions](#)





Floor Plan

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