

Town & Country

Estate & Letting Agents

Hilltop View Road, Borras

£229,950



This lovely three-bedroom semi-detached home in a popular Wrexham suburb offers convenient amenities nearby. With UPVC double glazing and central heating, it includes an entrance porch, reception hall, living room, kitchen/dining room, conservatory, three bedrooms, and a modern shower room. Outside, there's brick block off-road parking, low-maintenance gardens with artificial lawn, shrub borders, and access to a detached garage.

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Hilltop View Road, Borras

DESCRIPTION

Located in one of Wrexham's most popular and family-friendly suburbs, this beautifully presented three-bedroom semi-detached property boasts a host of amenities close at hand. It is available with the benefit of no onward chain and features UPVC double glazing and central heating. The property comprises an entrance porch, reception hall, a living room, a through kitchen/dining room, a conservatory, and the first-floor landing, which offers access to all three bedrooms and a modern shower room. Externally, the property features brick block off-road parking at the front, along with low-maintenance gardens both front and rear, complete with artificial lawn and shrub borders. Additionally, there is access along the side of the property to a detached prefabricated garage with lighting.



LOCATION

Borras is a suburban area located in the northeast of Wrexham, Wales. It is known for its peaceful atmosphere and family-friendly environment, making it a popular choice for residents seeking a balance between urban amenities and suburban tranquillity. Borras offers easy access to essential amenities such as shops, schools, and recreational facilities, making it an ideal place to live for families and professionals alike. The area is also characterized by its green spaces and parks, providing residents with opportunities for outdoor activities and relaxation. With its convenient location and community-oriented atmosphere, Borras is a sought-after neighbourhood within Wrexham.

DIRECTIONS

From our Wrexham branch: Head north-east on King Street towards Lord Street, turn right onto Duke Street, turn right onto Regent Street, turn right at Grosvenor Road/A5152, continue onto Grosvenor Road/A5152, at the roundabout,

take the 2nd exit onto A5152, slight right to stay on A5152, go through 1 roundabout, turn left onto Park Avenue, at the roundabout, take the 3rd exit onto Rhosnesni Lane/B5100, at the roundabout, take the 1st exit onto Borras Road, at the roundabout, take the 1st exit onto Jeffreys Road, turn right onto Warrenwood Road, turn right onto Norfolk Road, turn left onto Huntsman's Cor, turn left onto Hilltop View Road. The destination will be on the right.

ENTRANCE PORCH

The property is entered through a composite leaded double-glazed front door, adorned with windows on both the front and side elevations. As you step inside, you're greeted by a ceramic tile floor and a timber panel and glazed door opening to the entrance hall.

ENTRANCE HALL

10'6" x 5'6"

The entrance hall features oak flooring, complemented by a radiator. Stairs off adorned with a banister and spindle balustrade, leading to the first-floor accommodation. A convenient storage cupboard is situated below the stairs, with internal doors seamlessly connecting to both the living room and the kitchen/dining room.



LIVING ROOM

14'6" x 12'4"

The living room seamlessly extends the elegance of the oak flooring from the entrance hall. A window to the front elevation, adorned with integrated plantation shutters. Below, a sleek radiator rests beneath a fitted cabinet, complete with shelving above for curated displays. The focal point of the room is a striking marble fireplace, accented by an inserted Log effect electric fire, adding both warmth and style to the space.



KITCHEN/DINING ROOM

18'0" x 10'2" max

The kitchen area is fitted with a range of attractive wood grain effect wall, base, and drawer units, complemented by ornate handles. The work surface includes an integrated Belfast sink unit with a mixer tap, a stainless steel oven, combination microwave and electric hob with extractor hood above, washing machine, and dishwasher. The flooring consists of woodgrain effect tiles. In the dining area, there is a radiator and a window facing the rear elevation. Recessed downlights illuminate the ceiling. A composite double-glazed door opens to the side elevation of the property, and a patio door opens to the conservatory.



DINING AREA



CONSERVATORY

Constructed of a low brick wall, with a UPVC double glazed frame, complete with doors opening to the garden and a radiator.

FIRST FLOOR LANDING

Having a continuation of the banister and spindle balustrades from the entrance hall, with access to the loft, built-in shelved cupboard housing the gas Worcester combination boiler, and a window to the side elevation with an integrated plantation shutter. Doors off open to all three bedrooms and the shower room.



BEDROOM ONE

10'3 x 9'10

The first bedroom features a window overlooking the rear elevation adorned with integrated plantation shutters. Below, there's a radiator, and along one wall, you'll find built-in double wardrobes boasting sliding mirror doors.



BEDROOM TWO

10'10 x 9'0

The second bedroom features a window facing the front elevation, with integrated plantation shutters, a radiator below and a mirror wardrobe, with sliding doors.



BEDROOM THREE

7'8 x 6'0

With a window facing the front elevation, integrated plantation shutters, and a radiator below, fitted units comprise a double-mirror wardrobe with sliding doors, a luggage cupboard, and a bedside cabinet.



SHOWER ROOM

6'6 x 5'5

The shower room features a white three-piece suite comprising a corner shower enclosure with a dual-head thermostatic shower, a

dual-flush low-level WC, a wash hand basin with mixer tap and vanity unit below, chrome heated towel rail, fully tiled walls, a ceramic floor, extractor and a window facing the rear elevation.



EXTERNALLY

The property boasts a practical and attractive exterior layout, with a brick block driveway providing convenient off-road parking alongside a low-maintenance artificial lawn bordered by pebbles, gold gravel, and shrubs. Illuminated by an outside light, the driveway leads to timber access for the rear garden. Access to the side of the property is granted through a timber gate, revealing a further brick block area with light and access to the garage. The rear garden is designed for easy upkeep, featuring a paved patio, artificial lawn with shrub borders, and a timber and glass potting shed. Completing the outdoor space are an external light and water supply for added functionality.

GARAGE

A prefabricated garage with double timber doors, power and light.

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Wrexham on 01978 291345.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Wrexham branch and a member of the team will assist you further.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: D

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	