

99 Borrás Road

MW46670



BORRAS

£235,000

99 Borrass Road, Wrexham, LL12 7EW
£235,000 MW46670



DESCRIPTION: Situated in a popular location with easy access to The City is this spacious extended 2 bedroom semi detached bungalow which requires some updating with internal accommodation to briefly comprise entrance hall, lounge, fitted kitchen/breakfast room, conservatory, sitting room/dining room, 2 bedrooms and a shower room. The accommodation is complimented by gas heating and UPVC double glazing and externally there are good size gardens, ample off road parking and a car port. **VIEWING RECOMMENDED. FREEHOLD. COUNCIL TAX BAND E.**

GEORGE A MURRAY FNAEA – RESIDENT PARTNER
Viewing by arrangement through Wrexham Office
35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275
Opening hours 9.00am-5.00pm Monday – Friday 9.00am –2.00pm Saturday

DIRECTIONS: From the agents Wrexham office proceed around the one way system to the mini roundabout on the corner of Grosvenor Road, turn right and turn first left and continue to the traffic lights, turn left and at the roundabout turn right onto Rhosnessni Lane and proceed to the 2nd roundabout turning right onto Borrass Road and the property will be noted in a short distance on the right and via the Molyneux for sale sign.

LOCATION: Situated in a popular and sought after location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Panelled radiator. Built in cloak cupboard. Wood effect floor covering. UPVC front entrance door.



LOUNGE: 14' 4" x 11' 1" (4.37m x 3.38m) Panelled radiator. Wood floor covering. Fitted living flame coal effect gas fire set in a feature surround.



KITCHEN/BREAKFAST ROOM: 14' 6" x 9' 9" (4.42m x 2.97m) Panelled radiator. The kitchen is fitted with a comprehensive range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling. Space for cooker. Space for fridge and freezer. Tiled floor. Door leading to conservatory.



CONSERVATORY: 10' 4" x 8' 5" (3.15m x 2.57m) Gas wall heater. Fitted base unit with worktops above and space and plumbing for washing machine.



BEDROOM 1: 11' 8" x 11' 1" (3.56m x 3.38m) Panelled radiator. Window to front elevation.



SITTING ROOM/DINING ROOM: 18' 2" x 9' 1" (5.54m x 2.77m) Two panelled radiators. Wood effect floor covering. Door leading to bedroom 2. Patio doors leading to rear garden.



BEDROOM 2: 10' 6" x 10' 0" (3.2m x 3.05m) Panelled radiator. Window to rear elevation.



SHOWER ROOM: Chrome style towel rail. Fitted 3 piece white suite comprising wc, wash hand basin and shower enclosure with fitted shower. Tiled walls. Tiled Floor.



OUTSIDE: To the front of the property there is a gated access opening onto a brick paver drive/forecourt providing ample offroad parking with a side decorative gravelled garden area. The drive extends to the side of the property where there is a carport which leads to double gates leading to the rear where there are generous size gardens with a range of outbuildings and stocked with various flowers and shrubs. Outside tap. Outside lighting.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

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