

**67 Borrás Park Road**

**MW46693**



**BORRAS**

**£249,500**

67 Borrass Park Road, Borrass, Wrexham, LL12 7TF  
£249,500 MW46693



**DESCRIPTION:** Situated in a much sought after and favoured location is this 2-bedroom semi-detached bungalow with spacious living accommodation to briefly comprise entrance hall, fitted kitchen with integrated appliances, lounge, conservatory, 2 bedrooms, large loft room and combined bathroom and wc. The accommodation is complimented by gas heating and UPVC double glazing and externally there are generous size gardens, ample off-road parking and a single garage. **VIEWING HIGHLY RECOMMENDED. FREEHOLD. COUNCIL TAX BAND D.**

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**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

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**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 take the first exit for Chester and proceed to the traffic lights, turn left and at the roundabout turn right onto Rhosnesni Lane and continue to the 2nd mini roundabout taking the first exit and at the next roundabout turn left and first right onto Borrass Park Road and the property will be noted in a short distance on the left hand side via Molyneux's 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. Wood floor covering. Under stairs storage. Stairs rising to loft room. Door leading to side of property.



**KITCHEN:** 11' 2" x 10' 8" (3.4m x 3.25m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood and oven. Space and plumbing for washing machine. Wood floor covering. Door leading to rear of property.



**LOUNGE: 15' 6" x 12' 0" (4.72m x 3.66m) Panelled radiator. Fitted fire surround with inset living flame gas fire(not in working order). Wood effect floor covering. Open plan to conservatory.**



CONSERVATORY: 9' 0" x 9' 0" (2.74m x 2.74m) Panelled radiator. Wood effect floor covering. French doors leading to rear garden.



**BEDROOM 1: 10' 7" x 10' 5" (3.23m x 3.18m) Panelled radiator. Window to front elevation.**



**BEDROOM 2: 11' 1" x 10' 1" (3.38m x 3.07m) Panelled radiator. Window to front elevation.**



**LOFT ROOM:** 22' 3" x 11' 7" (6.78m x 3.53m) Built in storage. 2 Sky lights to front elevation.



**BATHROOM:** Panelled radiator. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with shower above. Tiled floor. Part tiled walls.



**OUTSIDE:** To the front of the property there are lawned gardens and a drive providing ample off road parking which leads to the side of the property and the single garage. The rear garden is enclosed and laid to lawn with shrub borders and there is a decked seating area which is partly covered. Side access to garage. 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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