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Wrexham | | LL13 9UX

Offers In Excess Of £330,000

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Situated within the sought-after residential area of Borras, this well-presented three double bedroom detached family home offers spacious and versatile accommodation. The property has been thoughtfully extended over the garage, creating an impressive principal bedroom with additional office/dressing space, along with an enlarged family bathroom. In brief, the accommodation comprises an entrance hallway, downstairs WC, living room, dining room, modern fitted kitchen with integrated appliances, and an extended garden room to the rear, currently utilised as a living/dining space, providing excellent ground floor flexibility. To the first floor, a spacious landing leads to three well-proportioned double bedrooms and a generous family bathroom. Externally, to the front there is an immaculately presented block paved driveway complemented by decorative slate chippings, established trees and shrubs, along with access to the garage via an up-and-over door. A timber gate provides access to the rear garden, which has been landscaped for ease of maintenance, featuring artificial lawn, composite decking, slate chipped areas and a timber shed with power, all enclosed by fencing. The property further benefits from owned solar panels, contributing to improved energy efficiency and reduced running costs. Ranscombe Crescent is a popular cul-de-sac location within Borras, ideally placed for a range of local amenities within walking distance including shops, schools, a gym and medical facilities. There are excellent transport links nearby, with a bus route to Chester within easy reach and the A483 providing convenient access to Wrexham, Chester, Oswestry and the wider North West.

- THREE BEDROOM EXTENDED DETACHED FAMILY HOME
- DOUBLE BEDROOMS WITH PRINCIPAL HAVING OFFICE/DRESSING SPACE
- LIVING ROOM AND DINING ROOM
- SPACIOUS EXTENDED GARDEN ROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- HALWAY WITH DOWNSTAIRS WC
- EXTENDED FOUR PIECE FAMILY BATHROOM
- GARAGE, DRIVEWAY AND LANDSCAPED GARDEN TO THE REAR
- SOUGHT AFTER RESIDENTIAL LOCATION
- ENERGY EFFICIENT WITH SOLAR PANELS



Entrance Hallway

UPVC double glazed entrance door leads into spacious entrance hallway with tiled floor, recessed LED lighting, under-stairs storage cupboard, panelled radiator, stairs to first floor, doors to living room, downstairs WC and kitchen.

Living Room

UPVC double glazed window to the front elevation. Integrated gas fire, tiled flooring, ceiling light point, decorative ceiling, two panelled radiators, opening into sitting/dining room.

Sitting Room

Archway from the living area leads into a versatile sitting room which could also be used as a formal dining area. Sliding doors into garden room, ceiling light point, tiled flooring and two panelled radiators.

Kitchen

Modern kitchen housing a range of wall, drawer and base units with complimentary granite speckled work surfaces over. Integrated appliances to include fridge-freezer, dishwasher, electric oven, five ring gas hob and extractor over. Two circular stainless steel sink units with mixer tap and soap dispenser. Finished with a chrome heated towel rail, tiled flooring, recessed LED lighting, under-counter lighting and opening space into garden room/dining area.

Garden/Dining Room

Triple aspect uPVC double glazed garden room with french doors to garden area. Presently used as a dining area with opening directly into kitchen with wine storage and base units. Finished with ceiling light point, recessed LED lighting, panelled radiator, wall mounted gas heater and vinyl flooring laid over tiles.

Downstairs WC

Two piece suite comprising low-level WC and wash

hand basin. Frosted uPVC double glazed window into garden room, tiled flooring, ceiling light point and radiator.

Landing Area

Landing area with storage cupboard, ceiling light point, access to loft, carpet flooring, doors into bedrooms and bathroom.

Bedroom One

A spacious bedroom split into the main bedroom area and office/dressing area. Two uPVC double glazed windows to the front elevation and an additional window to the side. Wooden laminate flooring, two panelled radiators and two ceiling light points.

Bedroom Two

UPVC double glazed window to the front elevation. Wooden laminate flooring, panelled radiator and ceiling light point.

Bedroom Three

UPVC double glazed window to the rear elevation. Carpeted flooring, panelled radiator and ceiling light point.

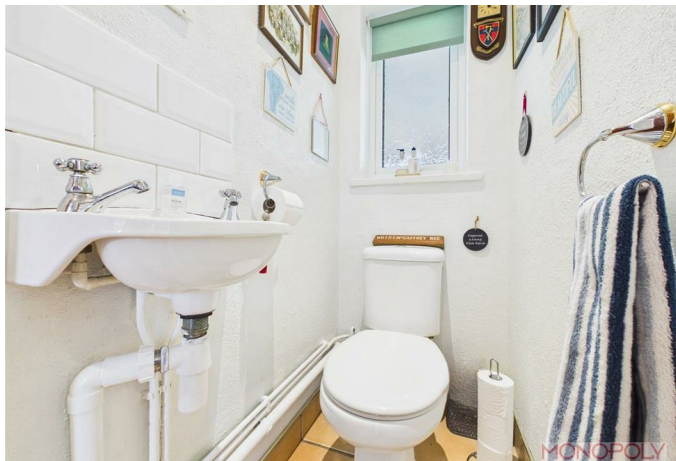
Bathroom

Extended four piece bathroom suite comprising low-level WC, wash hand pedestal, enclosed shower cubical with electric shower and corner panelled bath with traditional tap and shower head. Tiled walls and flooring, panelled radiator, recessed lighting, extractor and two uPVC double glazed frosted windows to the rear elevation.

Outside

To the front there is slate chipped area with established trees and shrubberies, a block paved driveway and access to the garage. A timber gate





leads alongside the home to the rear where there is a pleasant landscaped rear garden comprising of artificial lawn areas, composite decked area, brick built BBQ, timber shed with electric, slate chipped areas and raised brick built borders with flowers. Additionally there is security lighting and outside tap to the side. Fence panels are to the boundary offering security and privacy.

Garage

Up and over door, power, lighting, space and plumbing for washing machine, space for tumble dryer and additional white goods.

Additional Information

The present owners have lived in the home for a number of years improving and maintaining during that time. The boiler has been serviced recently. There are solar panels which are owned by the property. Any excess energy is sent back to the grid and the owners receive a credit four times a year. There has been an extension over the garage which is now bedroom one. The loft is partly boarded and insulated. There has been an extension added to the rear enlarging the existing conservatory that was in the home.

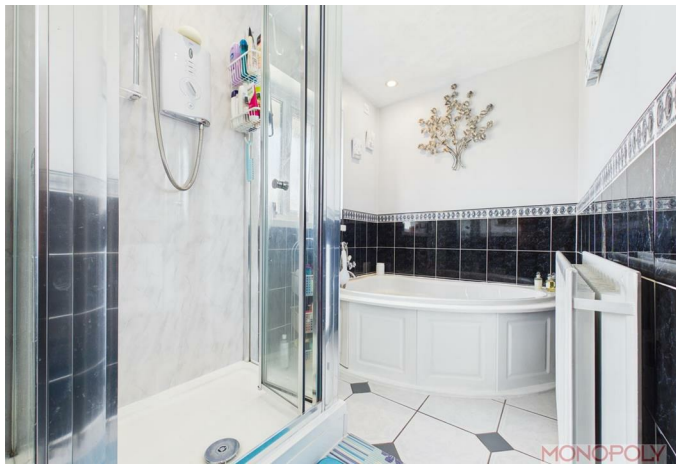
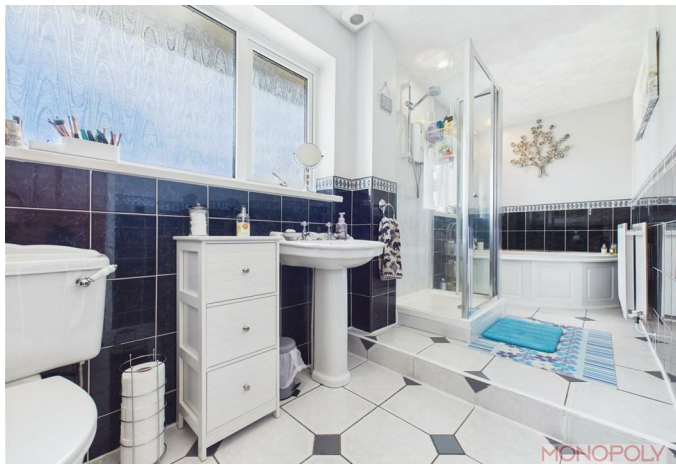
Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







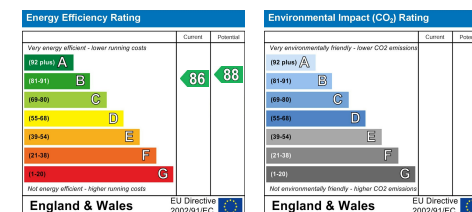


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