



**128 Borrass Road, Wrexham, LL12 7ER**

**Price £275,000**

A spacious traditional 3 bedroom bay window fronted semi detached house with gated driveway, garage and good sized rear garden conveniently located for a range of amenities including the picturesque Acton Park, primary and secondary schools, shops, public transport and excellent road links to Wrexham and Chester. The accommodation has the benefit of gas fired central heating and Upvc double glazing and briefly comprises an enclosed entrance porch, hall with stairs to 1st floor landing, bay window fronted lounge with an open aspect to the dining room that flows through into the fitted kitchen breakfast room. On the 1st floor, the landing gives access to the 3 bedrooms, 2 of which are doubles, and a bathroom with jacuzzi bath. To the outside, double metal gates open to the concrete patterned drive providing parking for 2 cars and the garage includes a useful utility room. The rear sunny aspect garden provides a safe environment and features 2 timber decked patio areas for outdoor entertaining and relaxing, lawned garden, gated store area with useful timber shed. Energy Rating - D (66)

## LOCATION

Located within the popular area known as Borrass which lies approx. 1 mile from Wrexham city centre. Having a good range of day to day shopping facilities and amenities within walking distance that include a Doctors, Pharmacy, Café, Convenience store and Hairdressers as well as both Primary and Secondary Schools. There are 2 golf courses nearby together with the picturesque Acton Park, centred around its fishing lake, which is popular amongst walkers and dog owners. A regular bus service operates in the area and the A483 by-pass provides access to Chester, Shropshire and the North West together with the link road to the Industrial Estate for commuters.

## DIRECTIONS

From Wrexham city centre proceed along Holt Road for approx. ¼ of a mile taking the left hand turning into Borrass Road just before Morrisons Daily convenience store. Proceed for approximately 500 yards and the property will be observed on the right prior to the mini roundabout.

## ON THE GROUND FLOOR

Upvc part glazed French doors opening to:

### ENCLOSED PORCH

With tiled flooring, coat hanging space and part leaded glazed door leading to:

### HALLWAY

Stairs to first floor landing with useful storage area below, radiator and four panel door opening to:

### LOUNGE 11'3 x 11'4

Upvc double glazed bay window to front, former chimney breast, radiator and an open aspect to:

### DINING ROOM 11'8 x 11'4 (3.56m x 3.45m)

Upvc double glazed window overlooking the rear garden, radiator, former chimney breast and an open aspect to:

### L SHAPED KITCHEN/BREAKFAST ROOM 12'9 max x 12'4 max (3.89m max x 3.76m max)

Fitted with a range of base and wall units complimented by work surface areas incorporating a black single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, part tiled walls, breakfast bar, four ring electric hob with extractor hood above, double oven/grill, space for American style fridge freezer, plumbing for dishwasher, additional upvc double glazed window and upvc part glazed external door.

## ON THE FIRST FLOOR

Approached via the turned staircase from the hallway to:

### LANDING

With gallery over stairwell and upvc double glazed window.

### BEDROOM ONE 11'8 x 10'1 plus recess (3.56m x 3.07m plus recess)

Upvc double glazed bay window to front, radiator and picture rail.

### BEDROOM TWO 11'9 x 10'3 (3.58m x 3.12m)

Upvc double glazed window overlooking the rear garden, radiator, wood effect flooring and picture rail.

### BEDROOM THREE 8'6 x 7'5 (2.59m x 2.26m)

Upvc double glazed window to rear, radiator and picture rail.

## BATHROOM

Appointed with a white suite of low flush w.c., pedestal wash basin, Jacuzzi bath with mixer tap and mains thermostatic shower above, upvc double glazed window, fully tiled walls, chrome heated towel rail and storage cupboard housing the Worcester gas combination boiler.

## OUTSIDE

The property is approached through double metal gates opening to concrete patterned driveway providing parking for two cars alongside a decorative gravelled garden.

### GARAGE 16'6 x 9'8 (5.03m x 2.95m)

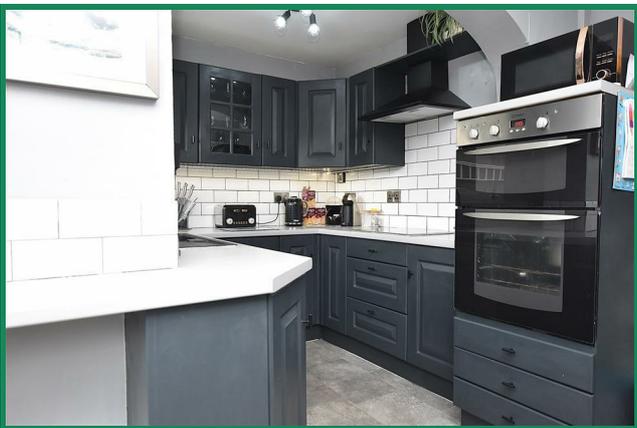
Having the benefit of an electric roller shutter door, lighting, power sockets and utility room with plumbing for washing machine, space for tumble dryer and rear personal door to garden.

## GARDENS

The rear garden is a particular feature of the property enjoying a sunny aspect and including two timber decked patio areas for outdoor entertaining with nearby power sockets, decorative gravel and path leads to the rear of the garden alongside lawned gardens. A garden gate leads to a useful storage area and good sized garden shed with power socket.

## PLEASE NOTE

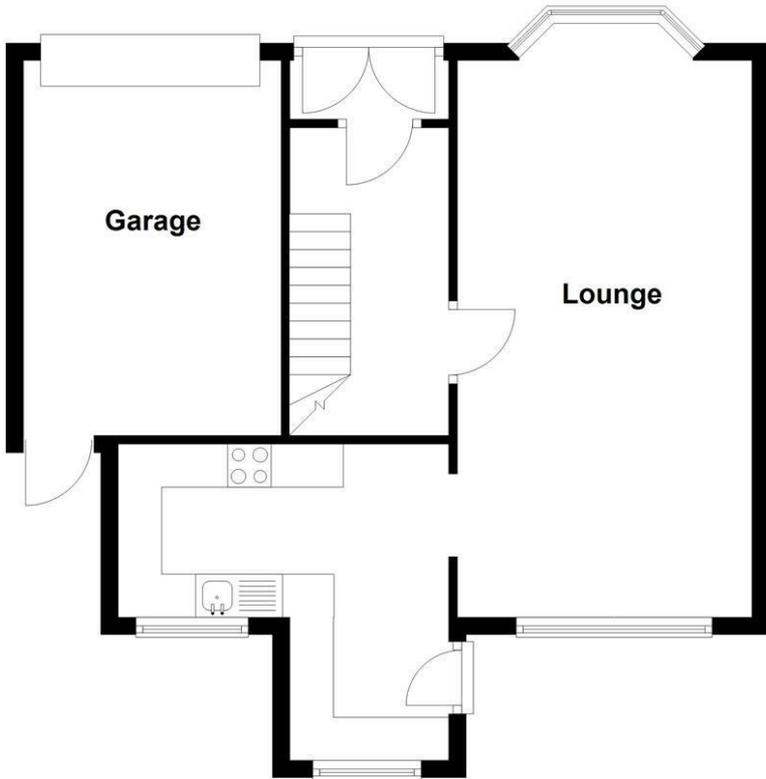
Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions. You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



# Floor Plan

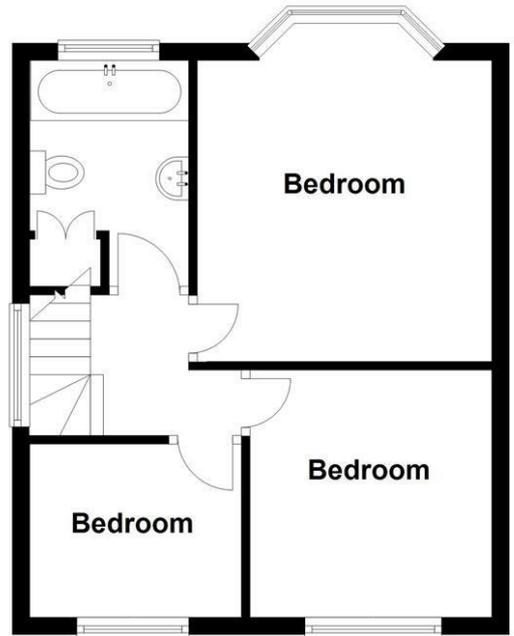
## Ground Floor

Approx. 55.1 sq. metres (592.6 sq. feet)

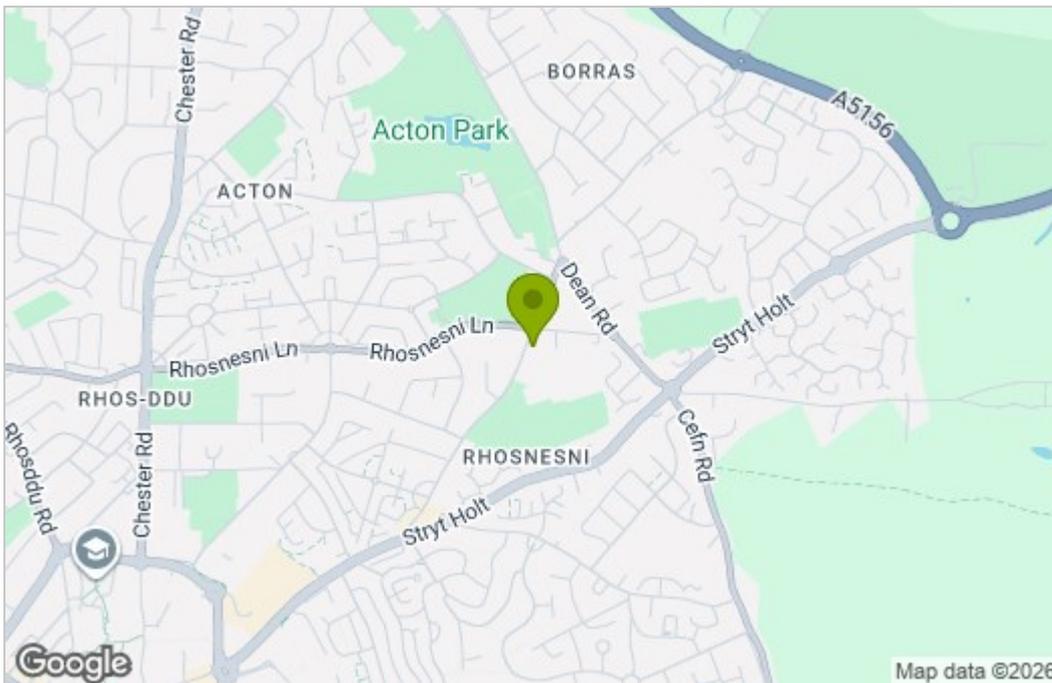


## First Floor

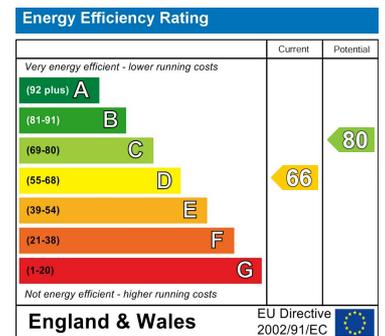
Approx. 34.6 sq. metres (372.6 sq. feet)



# Area Map



# Energy Efficiency Graph



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.