

# Town & Country

Estate & Letting Agents

Borras Road, Wrexham

£230,000



Situated within this Wrexham suburb this three bedroom light and spacious semi detached home with views overlooking the playing field opposite, is predominantly double glazed has gas central heating, however is in need of a degree of modernisation. With the internal accommodation comprising an entrance hall, kitchen, living room with a dining room extension off along with a hallway with access to a single garage and cloakroom WC. The first floor landing offers access to three good size bedrooms as well as to the bathroom and separate WC. Externally to the front of the property is a well stocked shrub garden with double gates opening to off-road parking along with side access to low maintenance predominantly paved and closed rear garden.

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## Externally Front

The property is approached through double gates opening to offer parking position to the front of a single garage with a well stocked shrub garden alongside and outside light.

## Entrance Hall

14'5 x 5'5

A double glazed front door opens to wood block flooring, stairs off rising to the first floor accommodation, a radiator and internal doors opening to the kitchen and to the living room.



## Kitchen

9'5 x 10'10

Fitted with a range of wall, base and drawer units with work surfaces housing stainless steel single drainer sink units, partially tiled walls, a double glazed window facing the rear elevation and doors off opening to the living room and the rear hallway



## Living Room

24' x 10'5

With a double glazed window facing the front elevation, a radiator, a gas fire (with back boiler) with a feature surround and glazed double doors opening to the dining room.



## Dining Room

11' x 9'9

An extension to the original property, the dining room has a radiator, a single glazed window to the side elevation and a patio door opening to the rear garden.

## Rear Hallway

With a double glazed door opening to the side elevation of the property and internal doors opening to the garage and to the cloakroom WC.

## Cloakroom WC

Partially tiled walls with a window facing the rear elevation and installed with a low level WC.

## First Floor Landing

With access to the loft and doors

opening to all three spacious bedrooms, to the airing cupboard and to the bathroom and separate WC.



## Bedroom One

12'1 x 10'3

Fitted with a range of wardrobes and drawers along with luggage cupboards and having a radiator and a double glazed window to the front elevation with views over the playing field opposite.



## Bedroom Two

10'5 x 9'5

With a radiator and double glazed window to the rear elevation and a recess measuring 2'4" x 5'3" which has a pedestal wash hand basin with tiled splashback and shelving.



### Bedroom Three

10'6 x 7'6

Having a deep built-in double wardrobe with hanging, radiator and a double glazed window facing the front elevation again overlooking the playing field.



### Rear Garden

Low maintenance, predominantly paved garden with raised shrub planters to the rear enclosed by a combination of timber fence panels and hedging with gated side access and external light.



### Bathroom

7'6 x 5'6

Installed with a coloured suite comprising a wash hand basin along with a panel bath with shower above, partially tiled walls, radiator and then opaque double glazed window facing the rear elevation.

### Separate WC

5'6 x 2'4

Having a double glazed window facing the rear elevation, partially tiled walls and installed with a low-level WC

### Garage

17' x 7'8

Accessed from the front through an up and over garage door, having power and light and a single glazed timber frame window to the side elevation.

### Services

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

### Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

### To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

### Mortgage Advice

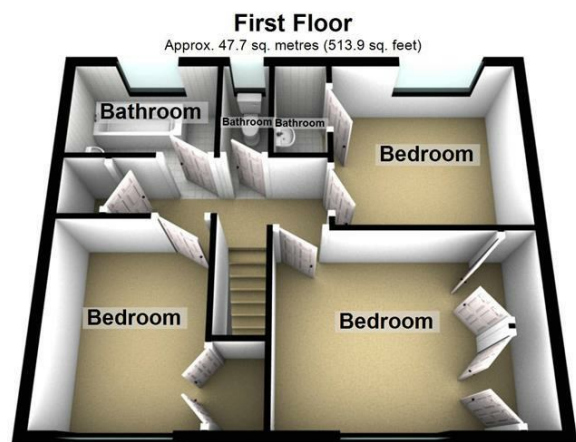
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount

may be charged. Approval No. H110624  
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



Total area: approx. 116.4 sq. metres (1252.9 sq. feet)

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 most 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	