

# Town & Country

Estate & Letting Agents

Borras Road, Wrexham

£145,000



Located within easy access to the city centre, local motorway networks and a host of day-to-day facilities. This three bedroom mid terrace property with gardens to the front and rear is available with no onward chain, enjoying the benefits of gas central heating and UPVC double glazing and comprises an entrance hall, Kitchen/dining room, living room and first floor landing offering access to three bedrooms and a bathroom.

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TEL: 01978 291345

## Entrance Hall

The property is entered through UPVC double glazed door which opens to ceramic tile flooring, stairs rising to the first floor accommodation and the door opening to the kitchen/dining room



## Kitchen/ Dining Room

18' x 9'6

With windows to front and rear elevations, a radiator, panelled ceiling with set downlights. Fitted with a range of wall, base and drawer units with worksurface space housing stainless steel single drainer sink unit with mixer tap, there is space for a cooker with an extractor hood above, space and plumbing for a washing machine, and under stairs storage area with partially tiled walls and ceramic tiled flooring, doorway opens to the living room.



## Living Room

15'1 x 11'

Having a window facing the front elevation with a radiator below, timber laminate flooring and electric fire with

feature surround and French doors opening to the rear garden.

## First Floor Landing

Timber flooring, access to the loft, window to the rear elevation with radiator below.



## Bedroom One

11' x 9'5

Window to the front elevation, a radiator and timber flooring



## Bedroom Two

10'8 x 6'8

Timber flooring, radiator a window to the front elevation and a built in cupboard.



## Bedroom Three

8'2 x 7'6

Timber flooring, windows to the rear elevation and the radiator.



## Bathroom

Fitted with a three piece white suite comprising a low level WC with dual flush, pedestal hand wash basin and panel bath with electric shower above, fully tiled walls and timber laminate flooring and a radiator.



## Externally

To the front of the property is a garden with an iron gate which opens to a

pathway leading to the front door with hedging and fence panels to the boundaries. The rear garden has timber side access also with central pathway and a timber shed all of which is enclosed by fence panels.

## 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

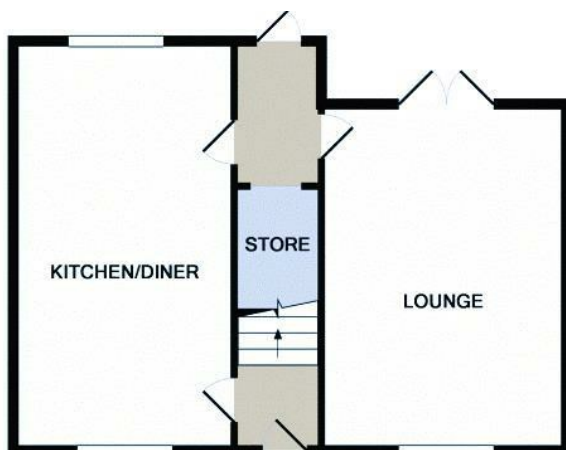
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.