

Town & Country

Estate & Letting Agents

Huntsmans Corner, Borras

£375,000



An excellently presented four bedroom detached property situated in a sought after village location. The property comprises; entrance hall, lounge, kitchen, conservatory, shower room and two bedrooms on the ground floor, with two additional bedrooms and bathroom on the first floor. Externally is a brick paved driveway to front leading to an integral garage providing ample off-road parking, with a lawned garden and patio to rear.

Imperial Buildings, King Street, Wrexham, LL11 1HE
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TEL: 01978 291345

Entrance

Composite door to tiled entrance hall.
Stairs to first floor. Understairs storage.
Tiled flooring. Skylight. Providing access to:

Lounge

21'0" x 13'1"

A spacious reception room with ample space for dining table and chairs if desired. Electric fire and surround.
Wood flooring. Double doors leading to patio area and access to conservatory.
Radiator x2.

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Kitchen

12'8" x 9'8"

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink unit.
Splashback tiling. Integrated fridge-freezer. Oven. Space and plumbing for a dishwasher. Lino flooring. Door to rear.
Archway to conservatory.

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Conservatory

Good sized room with double glazed panels set on dwarf wall construction.
Tiled flooring. Radiator x2.

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Downstairs Shower-Room

5'10" x 5'11"

Low level W/C. Pedestal wash hand basin. Shower cubicle. Heated towel rail.

Bedroom One

13'0" x 10'6"

Fitted mirrored wardrobes and cupboard. Double glazed window to rear. Radiator.

Bedroom Two

11'4" x 10'6"

Storage in the eaves. Double glaze window to front. Radiator.

Landing

Doors to:

Bedroom Three

11'2" x 9'7"

Double glazed window to front.
Radiator.

Bedroom Four

11'2" x 10'7"

Fitted bedroom furniture. Double glazed window to front. Laminate flooring.
Radiator.

Family Bathroom

5'0" x 5'11"

Low level W/C. Wash hand basin set in vanity unit. Panel enclosed bath. Tiled flooring. Heated towel rail.

Garage

Single garage with power and housing the boiler. Plumbing and space for washing machine, tumble dryer and sink.

Outside

To the front of the property there is a extensive brick-paved driveway leading to an integral garage providing ample off road parking for up to five vehicles.
An extremely well presented back garden, with a block patio area leading up to a lowland area with stones and perimeter fence and hedging, being very private.

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Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

Services

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

Mortgage Advice

Town and Country Property Services 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.

Hours of Business

Monday to Friday - 8:30am - 5:30pm
Saturday - 9:00am - 4:00pm

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. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	