



23

Wrexham | LL12 7TE

£265,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

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# 23

Wrexham | | LLI2 7TE

Located on the charming Borras Park Road in Wrexham, this beautifully presented and extended Three-bedroom link detached house offers a perfect blend of comfort and style. Upon entering, you will be greeted by spacious accommodation that is ideal for both family living and entertaining guests. The property boasts three well-proportioned reception rooms, providing ample space for relaxation and social gatherings.

The heart of the home features a modern kitchen that flows seamlessly into the dining area, creating an inviting atmosphere for family meals. The convenience of a downstairs shower room adds to the practicality of the layout, making it suitable for busy households.

Upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat at the end of the day. The property is equipped with gas central heating, ensuring warmth and comfort throughout the seasons.

Outside, the house benefits from parking for up to Three vehicles, a valuable asset in this desirable area. The well-maintained garden provides a lovely outdoor space for children to play or for hosting summer barbecues.

This delightful home is perfect for those seeking a spacious and well-appointed property in a sought-after location. With its excellent amenities and transport links nearby, this link detached house is a wonderful opportunity for families or professionals alike. Do not miss the chance to make this lovely house your new home.

- THREE BEDROOM LINK DETACHED HOUSE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GOOD SIZED GARDEN TO THE REAR
- GREAT LOCATION
- CONSERVATORY
- DOWNSTAIRS SHOWER ROOM
- GARAGE
- OFF ROAD PARKING FOR THREE VEHICLES



### ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed front door, which leads into the entrance hallway.

### ENTRANCE HALLWAY

With laminate flooring, radiator, staircase rising off to the first floor accommodation, understairs cupboard.

### LOUNGE

Pleasant room with UPVC Double glazed window to the front, radiator, laminate flooring, Adam style fire surround with gas fire inset, door to dining room.

### DINING ROOM

With UPVC Double glazed tilt and slide doors to the conservatory, radiator, laminate flooring, coved ceiling, door to the kitchen.

### CONSERVATORY

With laminate flooring, UPVC Double glazed windows built on a small brick wall, UPVC Double glazed French style doors to the rear garden.

### KITCHEN

Beautifully presented kitchen comprising of a good range of wall, base and drawer units in a Hi Gloss Effect, with complementary worktop surfaces incorporating one and half bowl sink unit with mixer tap, Four ring electric hob, Double oven/grill, with stainless steel canopy extractor hood above, laminate flooring, built in dishwasher, UPVC Double glazed window to the rear, archway to the utility room

### UTILITY ROOM

With Integral fridge/freezer, plumbing for washing machine, UPVC Double glazed window and UPVC Double glazed and frosted door to the rear, laminate flooring, radiator, door to the shower room.

### SHOWER ROOM

Comprising of shower enclosure, dual flush low level w.c., wash hand basin, Chrome ladder style radiator/towel rail, UPVC Double glazed and frosted window to the side, laminate flooring, extractor fan, built in storage cupboards.

### FIRST FLOOR LANDING

With access to the loft space, UPVC Double glazed window to the side, airing cupboard with radiator inset, doors leading off to the bedrooms and bathroom.

### BEDROOM ONE

With UPVC Double glazed window to the front with radiator beneath, built in wardrobes, carpeted flooring.

### BEDROOM TWO

With UPVC Double glazed window to the rear, built in wardrobes, carpeted flooring.

### BEDROOM THREE

With UPVC Double glazed window to the front with radiator beneath, carpeted flooring.

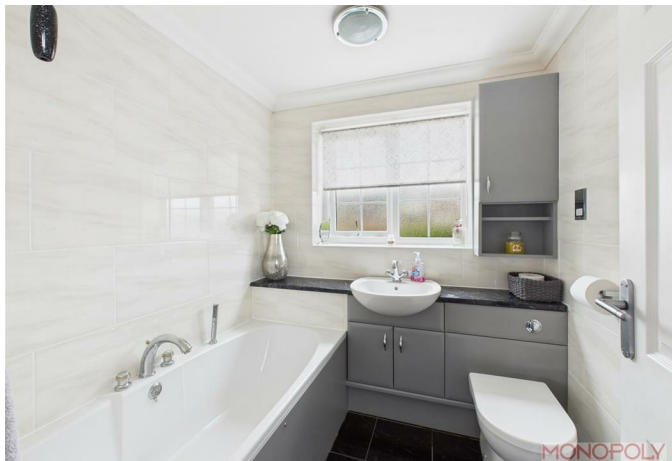
### BATHROOM

Comprising of a Panel enclosed bath with central taps, wash hand basin and low level w.c., set in a vanity unit, tiled floor, UPVC Double glazed and frosted window to the rear. Chrome ladder style radiator/towel rail fully tiled walls, electric shaver point.

### OUTSIDE TO THE FRONT

The property is approached via a block paved driveway which offers off road parking for up to three vehicles and which gives access to the integral garage, where the Gas Central Heating boiler is situated. The driveway extends into a pathway to the right hand side, which leads to the rear garden.





**OUTSIDE TO THE REAR**

Good sized rear garden with block paved sitting/ patio area leading to the lawned garden area with block paved pathway leading to the summerhouse and the rear of the garden.

**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.

**MORTGAGES**

Your home maybe repossessed if you do not keep up repayments on your mortgage. Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

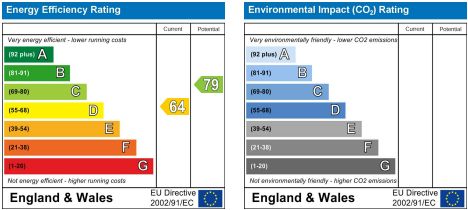
Please remember that you should not borrow more than you can safely afford.

**ADDITIONAL INFORMATION**

Please see Key Facts for buyers in Web Link.



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