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Wrexham | LL13 9GQ

£250,000

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Situated in the popular Fairways development is this beautifully presented three-bedroom semi-detached home, maintained to an excellent standard throughout. The property offers modern, family-friendly accommodation with a bright and spacious feel. In brief, the ground floor comprises an entrance hallway, convenient downstairs W.C, a generous living room, and a contemporary kitchen/dining room featuring bi-fold doors that open directly onto the rear garden, creating an ideal indoor-outdoor entertaining space. To the first floor, the landing leads to three well-proportioned bedrooms and a stylish family bathroom, with the principal bedroom further benefiting from its own en-suite shower room. Externally, the property enjoys patterned concrete frontage and a tarmacadam driveway to the side providing ample off-road parking. The rear garden is well arranged, mainly laid to lawn with two patio seating areas, a timber pergola, slate-chipped section and a useful storage shed. Woburn Close is a quiet cul-de-sac within the sought-after Fairways estate, positioned between the highly regarded areas of Borras and Acton. The area is popular with families due to its peaceful environment, easy access to green spaces and proximity to well-regarded schools. A range of local amenities are close by, including Borras shops, a Co-op, pharmacy, takeaways, a post office, and community facilities. Acton Park and surrounding woodland walks are also within easy reach, offering attractive outdoor space. The location provides excellent transport links with convenient access to the A483, Wrexham Industrial Estate, Chester and Wrexham City Centre. Regular bus services run nearby, and the wider area offers supermarkets, leisure facilities and eateries within a short drive. A modern, well-presented home in a quiet and convenient location.

- THREE BEDROOM SEMI-DETACHED HOME
- ENTRANCE HALLWAY AND DOWNTIME W.C
- SPACIOUS LIVING ROOM
- MODERN KITCHEN/DINING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- PARKING FOR UP TO FOUR VEHICLES
- PLEASANT GARDEN TO THE REAR
- CUL-DE-SAC
- SOUGHT AFTER LOCATION
- EXCELLENT TRANSPORT LINKS



Entrance Hall

Composite door leads to entrance hallway with vertical radiator, wooden laminate flooring, recessed LED lighting, stairs to first floor, doors to living room and downstairs WC.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin. Tiled flooring, heated towel rail, 1/2 tiled walls, ceiling light point and uPVC double glazed frosted window to the front elevation.

Living Room

UPVC double glazed window to the front elevation with venetian blinds. Electric fire with wooden surround, wooden laminate flooring, ceiling light point, coved ceiling, ceiling light point, radiator and door into kitchen/dining area.

Kitchen/Dining Area

Open plan kitchen/dining area with newly fitted bi-fold doors creating that indoor/outdoor feel. The kitchen houses a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include dishwasher, eye-level oven, induction hob and extractor over. Space for washing machine and fridge-freezer. 1.5 stainless steel sink unit with adjustable mixer tap over. Tiled floor, modern vertical radiator, recessed LED lighting, under-counter lighting, under-stairs storage cupboard, uPVC double glazed window to the rear.

Landing Area

Access to loft, ceiling light point, carpet flooring, airing cupboard housing water cylinder with shelving, doors to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation with venetian blinds. Carpet flooring, ceiling light point, panelled radiator and door into en-suite.

En-suite

Three piece suite comprising low-level WC, pedestal wash hand basin and dual hose mains shower cubical. Shave point, tiled floor, heated towel rail, recessed LED, extractor and uPVC double glazed frosted window to the side.

Bedroom Two

UPVC double glazed window to the rear elevation with venetian blinds. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and freestanding oval shaped bath with shower hose. Tiled floor, part-tiled walls and sill, heated towel rail, extractor, recessed LED lighting and uPVC double glazed frosted window to the rear.

Outside

To the front there is a patterned concrete driveway with space for two vehicles. There is an additional space alongside the property with space for a further two vehicles. There is access to the rear garden via a timber gate and fencing where you will find a pleasant garden area comprising of decking, lawned garden, slate chipped area, timber shed and additional patio area with timber pergola.

Additionally there is an outside tap, up and downs lighting along with fencing to the boundaries offering privacy and security.

Additional Information

The boiler has been serviced and is located in the kitchen. New bi-fold doors and new front door have





been fitted recently. The blinds will be left aswell as the timber shed and pergola in garden.

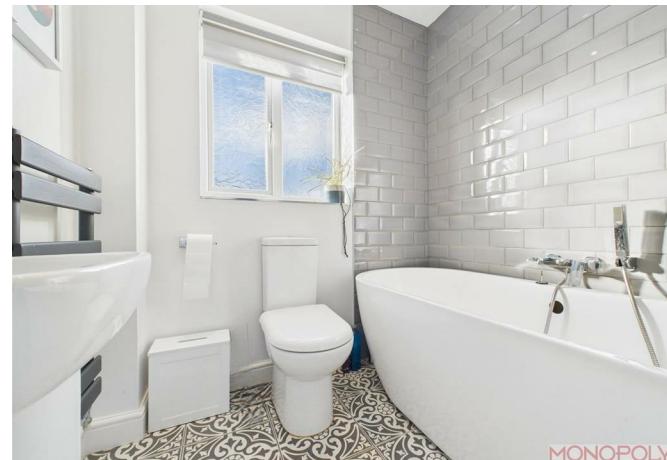
Important Information

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.



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

Environmental Impact (CO ₂) Rating		
	Current	Provision
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		



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