



## Birkdale Road, Wrexham LL13 9QR

### Offers In Excess Of £265,000

A fantastic opportunity to purchase this spacious and versatile three/four-bedroom detached family home, situated on a corner plot in the highly sought-after Borras area of Wrexham. The property is within walking distance of the well-regarded Borras Infant and Junior Schools, and benefits from excellent access to Wrexham City Centre, the A483, and road networks to Chester, Oswestry, and beyond. The well-presented internal accommodation briefly comprises an entrance hallway, study, downstairs WC, lounge open plan into dining area, kitchen/breakfast room, and a family room. To the first floor there are three generously sized bedrooms and a family bathroom. Externally, the property offers off-road parking together with lawned gardens to the front and rear, providing an ideal family setting. Viewing is highly recommended to appreciate the space and location on offer.

- A WELL PRESENTED FOUR BEDROOM DETACHED
- CORNER PLOT
- FAMILY ROOM & STUDY
- ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION
- LOUNGE OPEN PLAN INTO DINING AREA
- KITCHEN/BREAKFAST ROOM
- MUST BE VIEWED TO BE APPRECIATED



### Entrance Hallway

Upvc front door, carpeted flooring, doors to bedroom four/sitting room and lounge.

### Bedroom Four

3.98 x 2.36 (13'0" x 7'8")

Located on the ground floor and currently being used as an extra sitting room but would be ideal for a fourth bedroom with the toilet off the bedroom. Solid oak flooring, double glazed window to the front, door to a W.C.

### Downstairs WC

2.36 x 1.00 (7'8" x 3'3")

White w.c, hand wash basin and tiled flooring. Extractor.

### Lounge

4.65 x 3.35 min (15'3" x 10'11" min)

Gas fire with contemporary hearth and surround, carpeted flooring, window to front, stairs to first floor, under stairs storage and opening to dining area. Coving.

### Dining Room

2.74 x 2.45 (8'11" x 8'0")

Carpeted flooring, open plan to lounge, French style doors to family room, coving.

### Kitchen/Breakfast Room

5.13 x 3.21 max (16'9" x 10'6" max)

A range of fitted wall and base units with quartz effect laminate worktops over, composite sink drainer with mixer tap, integrated oven and grill, ceramic hob, extractor spaces for white goods, breakfast bar, bay window to rear, tiled flooring, door to family room and upvc external door to rear.

### Family Room

3.26 x 3.22 min (10'8" x 10'6" min)

Carpeted flooring and window to rear, double doors into the lounge/dining room.

### First floor landing

Carpeted flooring, doors to three bedrooms and bathroom. Attic hatch.

### Bedroom One

3.46 x 3.16 (11'4" x 10'4")

Carpeted flooring, window to rear, a range of fitted wardrobes.

### Bedroom Two

3.65 x 3.16 (11'11" x 10'4")

Carpeted flooring and window to front.

### Bedroom Three

2.63 x 2.69 (8'7" x 8'9")

Carpeted flooring, window to front, a range of fitted bedroom furniture.

### Bathroom

2.63 x 2.45 (8'7" x 8'0")

Panel bath, hand wash basin, shower cubicle, w.c, vinyl flooring, part tiled walls and frosted window to rear. Spotlights and coving.

### Outside

A real feature to this property is that it sits on a corner plot with off road parking on a front driveway, path to front door and attractive front garden to side. Enclosed rear garden with patio adjacent to the house and steps up to lawn. Timber garden store and path to front with gate.

### Additional Information

Solar Panels, freehold. Gas combi boiler.

### Important Information

\*Key facts interactive report link available in video tour and brochure sections. \*

### 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.

#### **Key property facts**

The key material information can be seen via the web links from which ever property portal the property is viewed.





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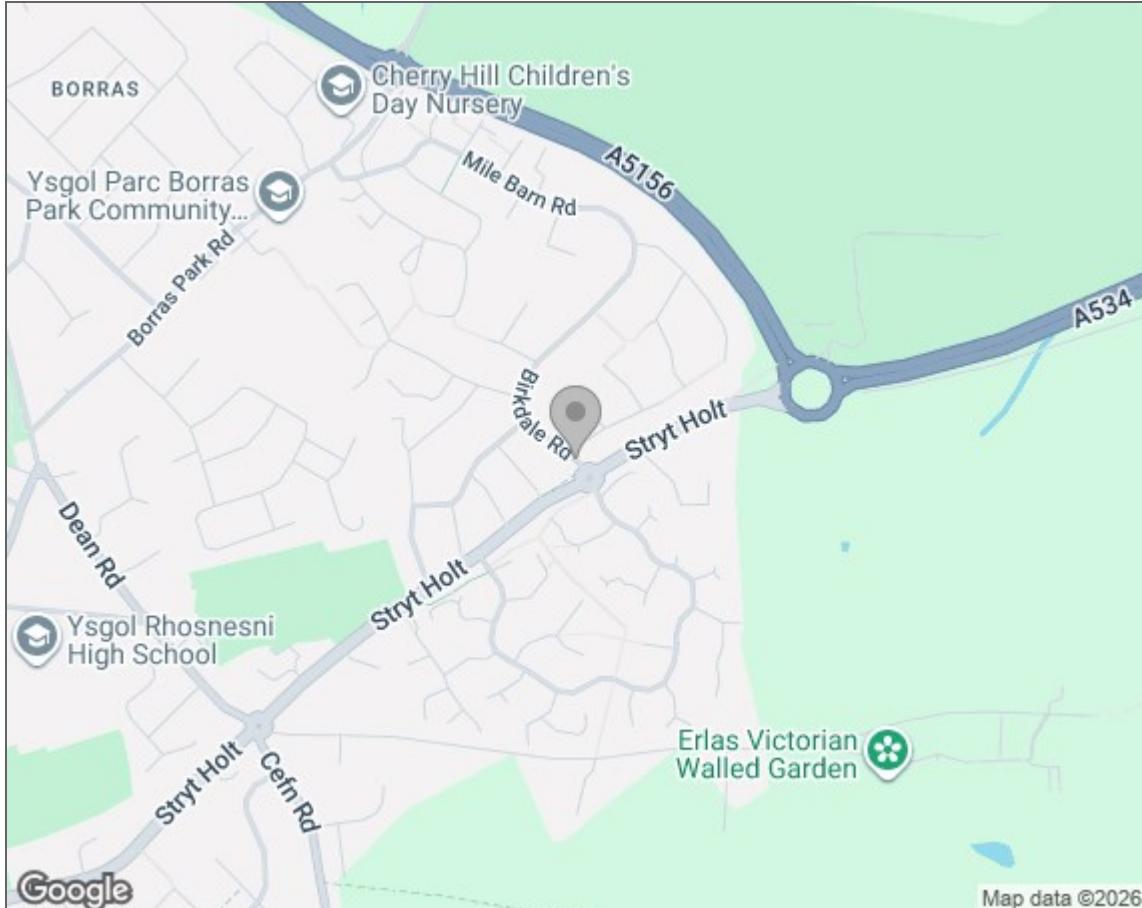
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales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

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

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