



24

Wrexham | | LL13 9HQ

Offers In The Region Of £295,000

**MONOPOLY**  
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# 24

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A fantastic opportunity to purchase a beautifully presented three bedroom detached house situated in the sought after Borras area of Wrexham. The property comprises an entrance hall, lounge, stunning open plan kitchen/diner, conservatory, three bedrooms and contemporary shower room. The property also benefits from off road parking, an integral garage and generous rear garden. Located in the Borras area of Wrexham there are numerous amenities close to hand as well as excellent access to the city centre, Wrexham industrial estate and the A483 for travel to Chester, Oswestry and beyond.

- A THREE BEDROOM DETACHED HOUSE
- SOUGHT AFTER LOCATION
- LIVING ROOM WITH LOG BURNER
- STUNNING OPEN PLAN KITCHEN/DINER
- CONSERVATORY
- STYLISH SHOWER ROOM
- GENEROUS REAR GARDEN
- OFF ROAD PARKING
- GARAGE
- VIEWING HIGHLY RECOMMENDED!



### Entrance Hall

A bright and modern hallway featuring tiled flooring, carpeted stairs rising to first floor, doors to garage and kitchen.

### Kitchen Diner

A stylish and contemporary kitchen comprising of a stunning range of wall and base units, complementary work tops, composite sink, drainer, mixer tap, oven and grill, fridge freezer, dishwasher and space for washing machine. Window to rear, tiled flooring, recessed spotlights. French doors to conservatory and external door to side. Open access leading to living room.

### Shower Room

A generous and contemporary shower room featuring a rainfall shower with handheld attachment, hand wash basin, and WC. Finished with a modern heated towel radiator, fully tiled walls and flooring, front-facing window, recessed spotlights, and extractor fan.

### Lounge

Tiled flooring, window to the front, and a stylish wood-burning stove. Opening to dining area.

### First floor Landing

With carpet, window to side, doors to bedrooms and shower room.

### Bedroom One

Generous double bedroom with carpet, window to front, spotlights.

### Bedroom Two

With carpet flooring, window to rear.

### Bedroom Three

Single bedroom with carpet flooring, window to rear.

### Conservatory

One-third brick base and two-thirds glazed, polycarbonate roof, featuring tiled flooring and French doors opening out to the garden.

### Rear Garden

Patio area adjacent to the house, raised timber planting beds, lawn, with a further patio to the rear. Enclosed with fencing, storage shed alongside the property.

### Front Garden

Generous driveway offers ample off-road parking, log store.

### Garage

Fitted with power and lighting, up and over door plus additional storage space above.

### IMPORTANT INFORMATION

\*Material Information interactive report 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









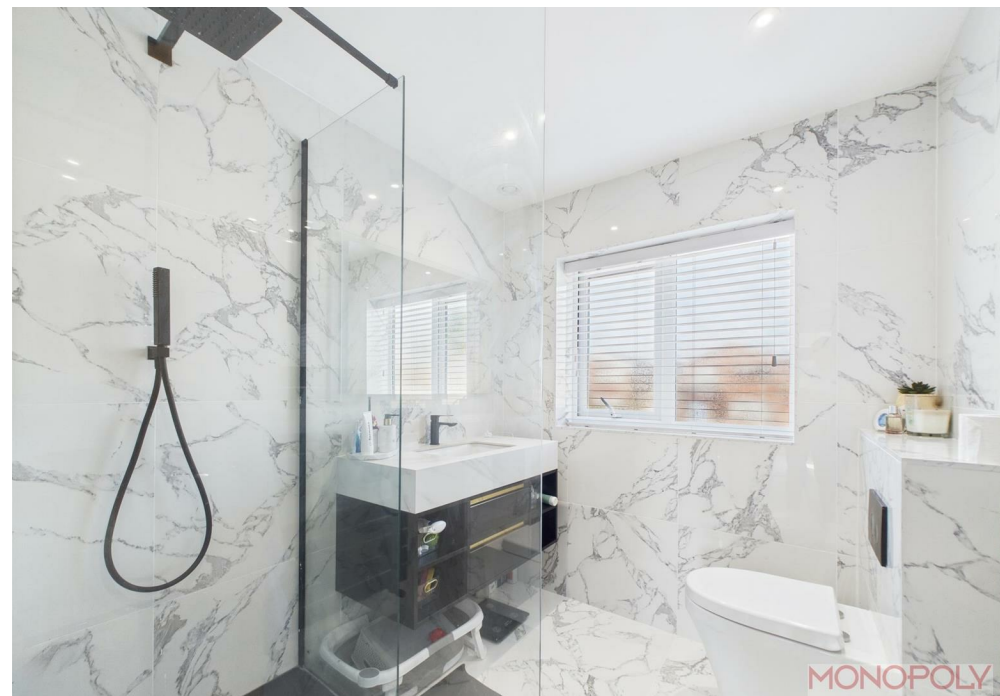
distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some 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.

#### MORTGAGES

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 01978 800186 to find out more.

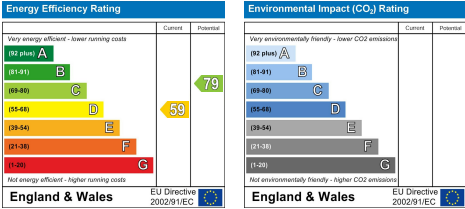
Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

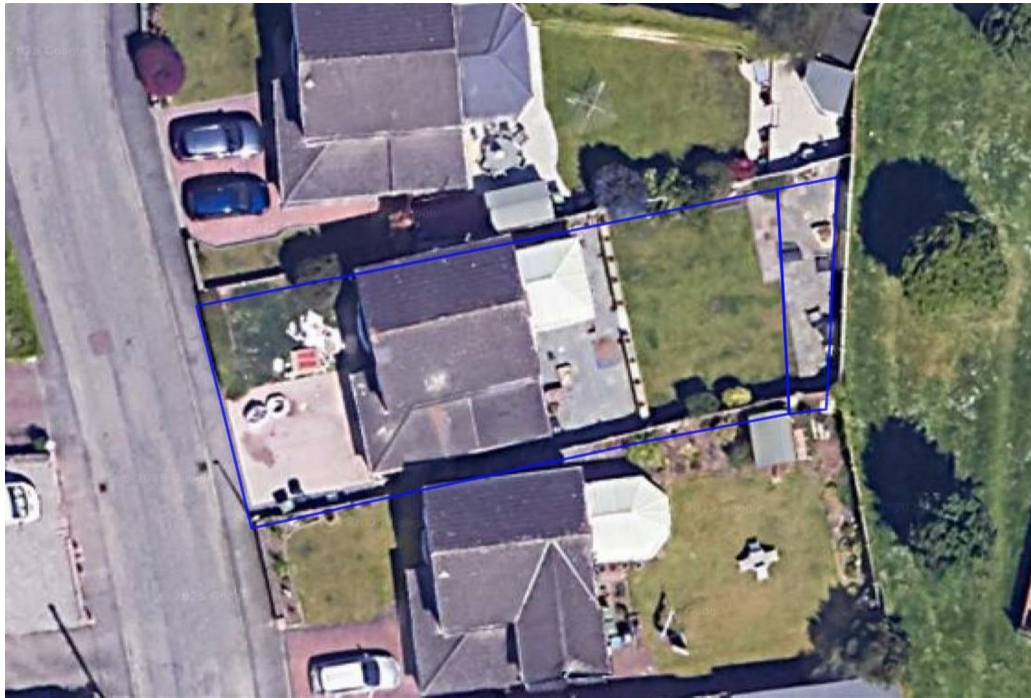




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