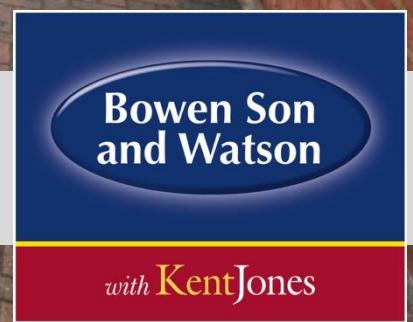




3, Cherry Hill Drive, Borras Park,  
Wrexham, LL12 7TU



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An immaculate semi-detached dormer bungalow situated within favoured surroundings close to shops and Acton Park. The property has been improved and refurbished with quality fittings and has the benefit of a full-width rear extension providing an additional reception room and utility. The property has a level plot with brick paved parking driveway to an over-sized brick garage and workshop, whilst the rear garden is low maintenance with artificial grass and patio with sun-awning over. Viewing highly recommended.

### **The Accommodation**

(with approximate room dimensions) on The Ground Floor comprises :-

#### **Reception Hall**

16' 1" x 6' 3" (4.90m x 1.90m) maximum. Approached through a lead-lighted double glazed door. Opaque double glazed side window. Understairs storage cupboard off. Smoke alarm. Radiator. Alarm control. Central heating thermostat. Door-chimes.

#### **Living Room**

14' 5" x 11' 8" (4.39m x 3.56m)  
Marbled fireplace and hearth with fitted living flame coal effect gas fire in brass finished surround. Television aerial point. Picture wall-light. Fitted shelving with mirror-backing archway to:

#### **Dining Room**

12' 1" x 9' 10" (3.69m x 3.00m)  
Radiator. Sliding double glazed patio door to rear garden.

### **Kitchen**

10' 8" x 9' 0" (3.24m x 2.74m)

Fitted with cream toned flush panel fronted units comprising a stainless steel single drainer sink unit set into a triple base storage cupboard having adjacent drawer pack with tall cupboard incorporating deep pan drawer and "Bosch" electric double oven and grill. Two further base storage cupboards plus deep corner cupboard set beneath laminate granite-effect topped work surfaces. Central wide drawer pack with four-ring "Neff" gas hob having matching fitted cooker hood above set into a range of matching suspended wall cupboards having concealed pelmet under-lighting. Radiator. Double glazed window. Laminate timber effect flooring. Tiling to work areas.

### **Utility Room**

9' 10" x 7' 11" (2.99m x 2.42m)

Fitted laminate granite-effect topped work surface and base storage cupboards. Space with plumbing for an automatic washing machine. Space for a tumble dryer. Space for an upright fridge freezer. Radiator. Double glazed window.



### No. 1 Bedroom (Front)

12' 3" x 9' 11" (3.74m x 3.02m)

Measured to the face of full length range of sliding-door mirror-fronted wardrobes containing hanging rails and fitted shelving. Fitted bed-head. Double glazed window. Radiator.

### Bathroom

8' 2" x 5' 5" (2.48m x 1.66m)

Fitted with a modern three piece white suite having a range of chrome finished fittings comprising a close coupled w.c., vanity wash basin and twin-grip panelled bath having shower above from chrome finished mixer tap attachment. Full tiling to walls with border tiling. Tiling to floor. Chrome finished heated towel rail. Fitted mirror-fronted medicine cabinet.

### On The First Floor:

#### Landing

Double glazed window.

### No. 2 Bedroom

15' 1" x 10' 2" (4.59m x 3.11m)

Measured to the face of a full length range of sliding-door mirror-fronted wardrobes containing hanging rails and fitted shelving. Separate sliding-door airing cupboard containing wall mounted "Glow-Worm" gas fired central heating boiler. Slatted shelving. Radiator. Double glazed window. Boarded eaves storage.

### No. 3 Bedroom

10' 0" x 8' 11" (3.05m x 2.72m)

Radiator. Double glazed window. Boarded eaves storage.

#### Outside:

To the front elevation there is a low maintenance garden set behind dwarf brick walling with gated brick paved driveway providing ample OFF ROAD PARKING.

The driveway leads to the over-size GARAGE/WORKSHOP 20' x 10'9" (6.09m x 3.27m) fitted with electric light and power and electric roller door. Double glazed window to rear. Double glazed door to rear garden. The rear garden is level and low maintenance having a paved PATIO with automatic sun awning over leading to a recessed artificial grass lawn bounded by stone pathways. To the rear of the garage there is a STORAGE AREA, whilst the whole of the rear garden has a well defined boundary.

#### Council Tax Band:

The property is valued in Band "E".

#### EPC:

EPC = E. A full copy of the Energy Performance Certificate (EPC) relating to this property is available electronically at <https://find-energy-certificate.digital.communities.gov.uk/> You will need to use the post code (LL12 7TU) and property name or number (3 Cherry Hill Drive).



## Directions:

From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn right into Grosvenor Road. At the roundabout continue straight across bearing immediately left thereafter onto Grove Road. At the traffic lights turn left onto Chester Road and at the next roundabout turn right onto Rhosnesni Lane. Continue straight across the Rhosnesni Lane roundabout (at the junction with Park Avenue) and continue through the traffic calming measures to the mini-roundabout at which turn left onto Borras Road. At the junction with Jeffreys Road turn left and then right onto Borras Park Road. Continue again through traffic calming measures ignoring the left hand turn for Norfolk Road taking the next left hand turning onto Cherry Hill Drive, when the property will be observed on the left-hand side.



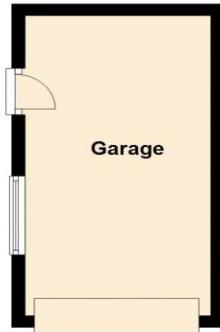
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**Ground Floor**  
Approx. 87.1 sq. metres (937.0 sq. feet)



Dining Room  
Living Room  
Bedroom 1

Utility Room

Kitchen

Bathroom

Reception Hall

**First Floor**  
Approx. 28.4 sq. metres (305.7 sq. feet)

Bedroom 2  
Bedroom 3

Landing

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavor to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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Bowen Son and Watson with  
Kent Jones - Wrexham Office  
Tel: 01978 340000

1 King Street, Wrexham, LL11 1HF  
[wrexham@bowensonandwatson.co.uk](mailto:wrexham@bowensonandwatson.co.uk)  
[www.bowensonandwatson.co.uk](http://www.bowensonandwatson.co.uk)



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