

# BOWEN

PROPERTY SINCE 1862



Asking Price £245,000

59 Borrass Road, Borrass,  
Wrexham LL12 7EN

🏠 3 Bedrooms

🚿 1 Bathroom

## 59 Borrass Road, Borrass, Wrexham LL12 7EN



### General Remarks

Situated in a highly favoured residential area on the outskirts of the city centre, this spacious three bedroom semi-detached house boasts two reception rooms, together with a kitchen/breakfast room and a really good sized rear garden, which is another major selling point. Double glazed throughout and with a "Worcester" combi boiler, the well appointed living accommodation briefly comprises an entrance hallway; spacious living room; dining room; kitchen/breakfast room; landing; principal bedroom; two further bedrooms and a family bathroom. In summary, a cracking family home, and an early viewing is advised. EPC Rating – 66|D.

**Location:** Located on the outskirts of Wrexham City Centre with good access to local amenities including a Convenience Store and Primary and Secondary Schools. Walking distance of Acton Park and good links to the A534 Wrexham Industrial Estate and link road to the A483 for Chester.

### Accommodation

#### On The Ground Floor:

**Entrance Hallway:** Double glazed composite door to the front elevation. Radiator. Laminate flooring. Understairs storage cupboard.

**Living Room:** 16' 10" x 13' 11" (5.14m x 4.24m) PVCu double glazed window to the front elevation. Radiator. Gas fire with feature surround. Coved ceiling.

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**Dining Room:** 14' 11" x 10' 0" (4.55m x 3.04m)  
Double glazed patio doors to the rear elevation.  
Radiator.

**Kitchen/Breakfast Room:** 11' 6" x 11' 1" (3.51m x 3.39m) PVCu double glazed door and window to the rear elevation. PVCu double glazed window to the side elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral electric oven and hob. Cooker hood. Integral fridge and freezer. Plumbing for washing machine. Integrated dishwasher.

Radiator. Wall tiling. "Worcester" combination boiler.

**On The First Floor:**

**Landing:** PVCu double glazed window to the side elevation. Radiator. Attic hatch. Storage cupboard with radiator and shelving.

**Bedroom 1:** 15' 5" x 13' 11" (4.71m x 4.24m) maximum. PVCu double glazed window to the front elevation. Radiator.

**Bedroom 2:** 12' 8" x 9' 11" (3.85m x 3.02m) PVCu double glazed window to the rear elevation. Radiator. Built-in wardrobes.





**Bedroom 3:** 11' 2" x 6' 11" (3.41m x 2.10m)  
PVCu double glazed window to the rear elevation. Radiator.

**Bathroom:** 7' 7" x 6' 10" (2.31m x 2.09m) PVCu double glazed window to the side elevation.  
White three piece suite comprising a p-shaped panelled bath with shower over, pedestal wash hand basin and low level w.c. Wall tiling. Radiator.

**Outside:** Externally there is a lawned garden to the front elevation with a driveway to the side providing ample Off-Road Parking leading up to the Detached Garage. The rear garden is a very good size and combines a Patio Area with a large lawned section.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in the Kitchen.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "E".

**Directions:** From Wrexham City Centre proceed along Holt Road for approximately half a mile and bear left onto Borrass Road. Continue through the traffic calming measures passing the turning for Camberley Drive and the property will be observed on the left-hand side of the road.



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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 expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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