

81 Dean Road

MW46498



BORRAS

£330,000

81 Dean Road, Borrass, Wrexham, LL13 9EG
£330,000 MW46498



DESCRIPTION: Situated in a much favoured and sought after location is this impressive refurbished 3/4-bedroom detached family home which offers spacious living accommodation to briefly comprise entrance hall, cloakroom, lounge, dining area, NEW fitted kitchen with integrated appliances, Utility room, ground floor bedroom/reception room and to the first floor there are 3 double bedrooms and a family bathroom with NEW fitted suite. The accommodation is complimented by gas radiator heating and UPVC double glazing and externally there are pleasant well-maintained gardens and off-road parking for 3/4 cars. As selling agents we would highly recommend an internal inspection of the property to fully appreciate the size and quality of the accommodation on offer. **FREEHOLD: COUNCIL TAX BAND F:**

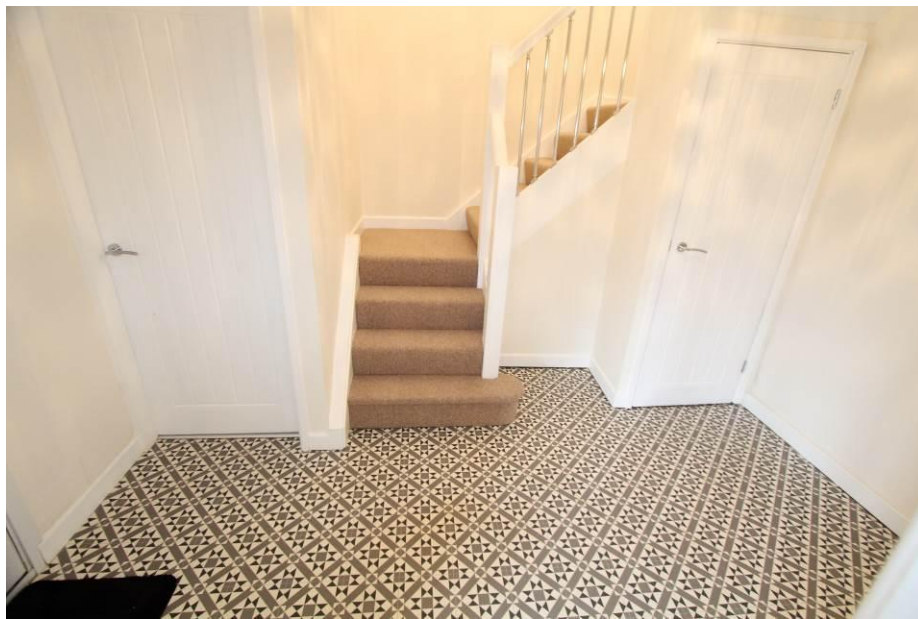
GEORGE A MURRAY FNAEA – RESIDENT PARTNER
Viewing by arrangement through Wrexham Office
35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275
Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the agents Wrexham office proceed around the one way system to the mini roundabout on the corner of Grosvenor Road, turn right and proceed down to the mini roundabout by Wrexham Baths, turning left onto Holt Road, continue down to roundabout by The Greyhound Public House turning left onto Dean Road, proceed over the roundabout and the property will be noted on the left via the Molyneux for sale sign.

LOCATION: Situated in a popular and sought after location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Panelled radiator. Under stairs storage. Stairs rising to first floor. Door leading to front of property.



CLOAKROOM: Panelled radiator. Half tiled walls. Fitted 2-piece suite comprising wc and wash hand basin set in vanity unit.

LOUNGE: 13' 2" x 13' (4.01 m x 3.96m) 2 Panelled radiators. Wood effect floor covering. Tv point. Feature fire surround with inset living flame coal effect gas fire. Bay window to front elevation.



DINING AREA: 13' 9" x 9' 5" (4.19m x 2.87m) Panelled radiator. Wood effect floor covering. Tv point. Patio doors leading to rear garden.

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KITCHEN: 13' 9" x 9' 5" (4.19m x 2.87m) Panelled radiator. The kitchen is fitted with a comprehensive range of NEW wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling with NEW integrated appliances to include hob, extractor hood and oven. Space for fridge freezer. Wood effect floor covering. UPVC rear entrance door.



UTILITY ROOM: 8' 6" x 4' 8" (2.59m x 1.42m) Wood effect floor covering. Fitted base unit with worktop surfaces above. Fitted tumble dryer. Door leading to bedroom 4/reception room.



BEDROOM 4/RECEPTION ROOM: 12' 1" x 8' 6" (3.68m x 2.59m) Panelled radiator. Wood effect floor covering.



STAIRS AND LANDING: Loft access. Doors leading off to bedrooms and bathroom.



BEDROOM 1: 17' 8" x 10' (5.38m x 3.05m) Panelled radiator. Two built in storage cupboards. Window to rear elevation.



BEDROOM 2: 17' 1" x 8' 7" (5.21m x 2.62m) Panelled radiator. Window to front and rear elevations.



BEDROOM 3: 13' 10" x 6' 8" (4.22m x 2.03m) Panelled radiator. Window to rear elevation.



SHOWER ROOM: 10' 4" x 8' 3" (3.15m x 2.51m) Panelled radiator. Fitted NEW 4 piece white suite comprising wc, wash hand basin set in vanity unit, freestanding bath and walk in shower enclosure with fitted shower.



OUTSIDE: To the front of the property there is a decorative drive providing off road parking for 3/4 cars and a centre paved path leading to the front entrance. There is a gated access leading to the left-hand side of the property where there is a large patio area with steps leading down to lawned gardens and two further patio area and there are decorative gravel inlays. Large garden store. Outside lighting.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		