

150 Borrass Road, Rhosnesni, Wrexham, LL13 9ER
£270,000 17634



DESCRIPTION: Situated in a much sought after and favoured location is this traditional 3 bedroom semi detached property which has family living accommodation to briefly comprise entrance porch, entrance hall, lounge, sitting room, fitted kitchen/diner with integrated appliances and to the first floor there are 3 bedrooms and combined bathroom and wc. The accommodation is complimented by gas radiator heating and UPVC double glazing and gas radiator heating and externally there are good size gardens, ample off road parking and a single garage. As selling agents we would highly recommend an internal inspection of the property to fully appreciate the accommodation on offer and the pleasant and convenient location. **FREEHOLD. COUNCIL TAX BAND E**

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 first left for Chester and proceed to the traffic lights. Turn left and at the mini roundabout turn right onto Rhosnessni Lane and continue to the 2nd roundabout turning left onto Borrass Road and the property will be noted on the right via the Molyneux for sale sign.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



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 PORCH: Tiled floor. Double doors leading to front of property.

ENTRANCE HALL: Cloakroom. Panelled radiator. Stairs rising to first floor.



CLOAKROOM: Fitted 2 piece suite comprising wc and wash hand basin. Tiled floor. Part tiled walls.



LOUNGE: 12' 4" x 12' 3" (3.76m x 3.73m) Panelled radiator. Fitted feature fireplace. 2 Wall light points. Tv point. Bay window to front elevation.



SITTING ROOM: 12' 3" x 12' 2" (3.73m x 3.71m) Panelled radiator. Tv point. Bay window to rear elevation.



KITCHEN/DINER: 21' x 9' 4" (6.4m x 2.84m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood, oven, fridge and dish washer. Space and plumbing for washing machine. Tiled floor. French doors leading to rear garden.



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



BEDROOM 1: 12' 4" x 12' 3" (3.76m x 3.73m) Panelled radiator. Fitted range of wardrobe facilities with centre mirrored panel, storage locker with shelving above and dressing table with knee hole. Bay window to front elevation.



BEDROOM 2: 12' 3" x 12' 3" (3.73m x 3.73m) Panelled radiator. Tv point. Window to rear elevation.



BEDROOM 3: 8' 8" x 7' 6" (2.64m x 2.29m) Panelled radiator. Window to front elevation.



BATHROOM: Chrome style towel rail. Fitted 4 piece white suite comprising wash hand basin set on vanity unit, wc, panelled bath with mixer taps and shower attachment and separate shower enclosure with fitted shower. Large airing cupboard with shelving and housing the gas heating boiler. Inset ceiling lighting.



OUTSIDE: To the front of the property there is a farm style entrance gate opening on to a brick block drive providing ample off-road parking. There is a gated access leading to the side and the generous size garage with up and over door. To the rear there is a paved patio area leading onto extensive lawned gardens stocked with various shrubs and trees.



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

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