



1 Townsend Avenue, Borrás, Wrexham, LL12 7UB

Price £280,000

Having been well maintained over the years is this beautifully presented 3 bedroom semi detached bungalow with established sunny aspect rear garden and garage that provides a lovely home and is conveniently located within the highly sought after residential area known as Borrás with its parade of shops nearby and picturesque Acton Park. The bungalow has the benefit of gas fired central heating via a combi boiler, Upvc double glazing and briefly comprises a porch with composite entrance door opening to the spacious and welcoming hall with useful store and cloaks cupboards, well proportioned lounge enjoying a pleasant aspect overlooking the rear garden through French doors and the warmth of a living flame gas fire. Fitted kitchen/breakfast room with white fronted base and wall cupboards, 3 bedrooms and a modern shower room with large double width shower. To the outside, a private drive is alongside a decorative gravel front garden with a variety of plants and shrubs. Double metal gates open to additional parking, car port and detached garage. The rear garden is a particular feature enjoying a good degree of privacy and including a patio area for outdoor entertaining, lawn, decorative gravel, garden shed and various plants. NO CHAIN. Viewing highly recommended. Energy Rating - C (72)

LOCATION

Conveniently located within the established residential area of Borrás enjoying good proximity to the parade of shops, café and pharmacy nearby together with both primary and secondary schools. There is a public transport service that operates within the area and the A483 Wrexham to Chester bypass is only a short distance away therefore allowing for daily commuting to the major commercial and industrial centres of the region. The picturesque Acton Park is only a short distance away with its pleasant tree lined walks and fishing lake.

DIRECTIONS

From Wingetts Office proceed left along Holt Street and across the roundabout into Holt Road, proceed for approx. 1 mile with the Greyhound Public House being on the right. Take the first exit onto Dean Road, across the mini roundabout taking the right into Borrás Park Road. Take the 2nd left turn onto Cherry Hill Drive, next right into Gainsborough Road and left onto Townsend Avenue where the bungalow will be observed on the left.

ACCOMMODATION

Open fronted porch with part glazed composite entrance door leading to:

WELCOMING HALLWAY

With four panel white woodgrain effect doors off, radiator, useful cloaks cupboard with overhead storage cupboard and separate additional storage cupboard with shelving.

LOUNGE 16'0" x 11'9" (4.9m x 3.6m)

Part glazed door from the hallway leads to this good sized reception room enjoying a pleasant aspect overlooking the rear garden through upvc double glazed French doors with adjoining matching windows, living flame gas fire in surround, coving to ceiling and radiator.

KITCHEN/DINER 13'9" x 11'1" (4.2m x 3.4m)

Appointed with a white fronted range of base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, two upvc double glazed windows overlooking the rear garden, plumbing for dishwasher, AEG slot-in cooker, extractor hood, part tiled walls, plumbing for washing machine, space for fridge freezer, radiator, wood effect flooring and part glazed composite external door.

BEDROOM ONE 11'9" x 11'1" (3.6m x 3.4m)

Upvc double glazed window to front, radiator and coving to ceiling (currently used as a sitting room).

BEDROOM TWO 10'9" x 8'10" (3.3m x 2.7m)

Upvc double glazed window to front, radiator and coving to ceiling.

BEDROOM THREE 9'10" x 7'6" (3m x 2.3m)

A good sized third bedroom with upvc double glazed window, coving to ceiling and radiator.

SHOWER ROOM 7'10" x 5'2" (2.4m x 1.6m)

Appointed with a modern suite of w.c and rectangular wash basin with mixer tap set within a vanity cupboard, double width shower with splash screen and electric shower unit, fully tiled walls, chrome heated towel rail, tiled flooring and two upvc double glazed windows.

OUTSIDE

A private driveway alongside a decorative gravelled front garden with a variety of plants and shrubs together with privacy hedging and stone paved path that continues to the entrance porch. Double metal gates to the side of the bungalow give access to further parking and carport.

BRICK BUILT GARAGE 17'0" x 9'6" (5.2m x 2.9m)

With double hinged doors, lighting, power sockets and side personal door.

GARDENS

The rear garden is a particular feature of the property enjoying a sunny and private aspect providing a lovely outdoor entertaining area with paved patio and lawned garden beyond, decorative gravelled path to further garden area incorporating a garden shed, plants, shrubs, hedging, sensor lighting, and cold water tap, all of which is enclosed to provide a secure environment.

PLEASE NOTE

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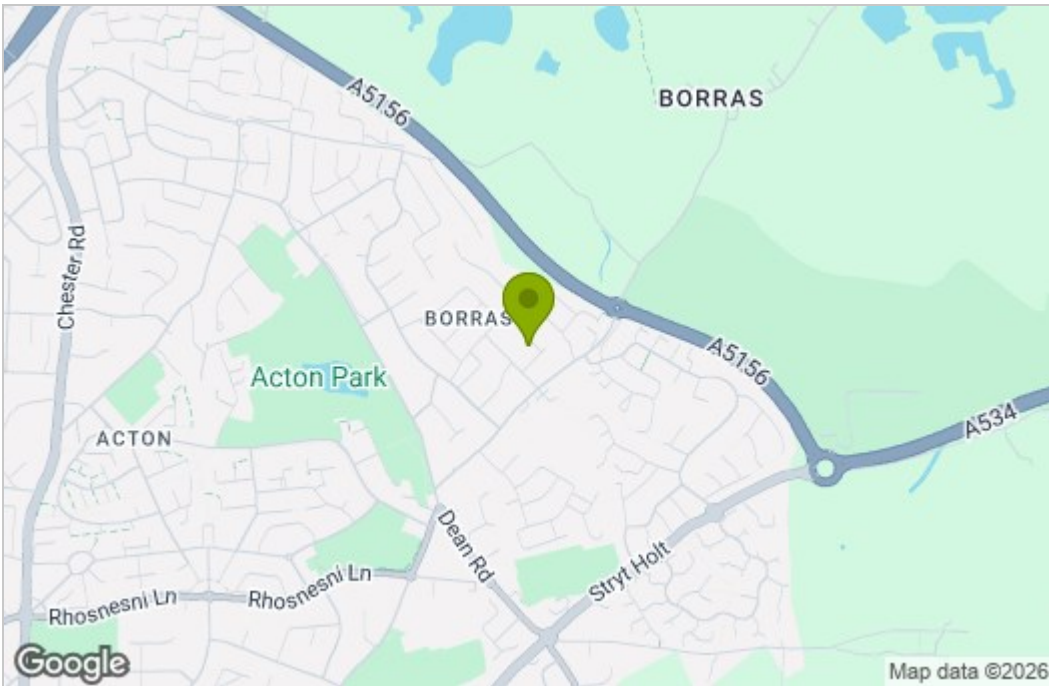




Wingetts

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<div style="border: 1px solid black; padding: 5px; display: inline-block;">86</div> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-top: 20px;">72</div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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