



**61 Borrás Park Road, Wrexham, LL12 7TF**

**Price £375,000**

A beautifully presented and much improved 4 double bedroom, 2 shower room, detached family home situated on a corner plot within the established area known as Borrás with its excellent range of amenities, schools and picturesque Acton Park all within walking distance. The light and bright accommodation offers many attractive features and briefly comprises an entrance vestibule, welcoming hall with gallery landing and useful storage cupboards, spacious Lounge/diner with the warmth of a log burner and patio doors leading to the rear garden, impressive well-appointed fitted kitchen breakfast room with Shaker style base and wall cupboards with granite work surface areas, 2 double bedrooms on the ground floor ( 1 currently used as sitting room ) and a modern shower room. The 1st floor landing connects 2 further double bedrooms, both with built in wardrobes, and a further shower room. To the outside, there is a plenty of parking and guest parking to the front, garage and additional gated parking to the side if required. The rear garden offers an excellent outdoor entertaining space for both children and adults with lawned area, patio and established borders. A further lawned garden is enclosed to the side.

Viewing strongly recommended. Energy Rating - C (74)

## LOCATION

This lovely home is located within the popular area known as Borrass which enjoys good road links to the A483 bypass, Wrexham Industrial Estate, Chester and major commercial and industrial centres of the region. There are a good range of day to day shopping facilities and social amenities within walking distance to include a doctors surgery and pharmacy together with both primary and secondary schools. The picturesque Acton Park is within walking distance and is popular amongst walkers and dog owners. There is a regular bus service that operates in the area.

## DIRECTIONS

From Wrexham City Centre proceed along Holt Road for approximately 1 mile to the roundabout. Turn left onto Dean Road and continue across the next 2 mini roundabouts. Take the next right into Borrass Park Road, continue past the parade of shops and the property will be observed on the left on the corner of Cherry Hill Drive.

## ON THE GROUND FLOOR

Upvc part glazed entrance door opens to:

### VESTIBULE

With wood style flooring, grey radiator, coving to ceiling and part glazed door leading into:

### WELCOMING HALLWAY

Featuring a continuation of the wood style flooring, grey double radiator, stairs to first floor landing with gallery over hallway, two useful storage cupboards, coving to ceiling, central heating thermostat and oak internal door leading to:

### LOUNGE/DINER 21'7" x 11'5" (6.6m x 3.5m)

A good sized reception room featuring recently restored wood Parquet flooring, upvc double glazed window, upvc double glazed sliding patio doors giving access to the rear garden, grey vertical radiator, deep coving to ceiling, log burner set within fire surround on a slate hearth and wall light point.

### KITCHEN/BREAKFAST ROOM 12'9" x 11'5" (3.9m x 3.5m)

Appointed to an excellent standard with a range of shaker style base and wall cupboards complimented by granite work surface areas with matching central island including breakfast bar and additional storage cupboards, 1 1/2 bowl inset sink unit with ingrained drainer and mixer tap, granite upstands and splashbacks, upvc double glazed window overlooking the rear garden, four ring gas hob with angled extractor hood above, AEG double oven/grill, plumbing for washing machine, plumbing for dishwasher, cutlery and pan drawers, under unit lighting, inset ceiling spotlights, housing for fridge freezer with cupboards to surround, vertical radiator, tiled flooring and upvc double glazed external door.

### BEDROOM 11'5" x 9'10" (3.5m x 3m)

Upvc double glazed window to front and radiator.

### BEDROOM 11'5" x 10'9" (3.5m x 3.3m)

Upvc double glazed window and radiator.

## SHOWER ROOM

Well appointed with a double width shower tray with mains thermostatic shower and splash screen, low flush w.c, rectangular wash basin within grey vanity unit, heated towel rail, upvc double glazed window, fully tiled walls, tiled flooring, inset ceiling spotlights and extractor fan.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With gallery over hallway, grey radiator and white woodgrain doors off.

### BEDROOM 11'5" x 10'5" (3.5m x 3.2m)

Upvc double glazed window, radiator, built-in wardrobes and good sized eaves storage cupboard.

### BEDROOM 11'5" x 9'6" (3.5m x 2.9m)

Upvc double glazed window, radiator, four door built-in wardrobes, two doors giving access to eaves storage and further eaves storage cupboard.

## SHOWER ROOM

Stylishly appointed with a corner shower enclosure with mains thermostatic shower and Drench style shower head, low flush w.c with separate in-wall flush, rectangular wash basin with mixer tap within a grey gloss vanity unit with illuminated mirror above, upvc double glazed window, fully tiled walls, tiled flooring, heated towel rail, inset ceiling spotlights and extractor fan.

## OUTSIDE

The property is approached along a double width driveway providing ample parking and guest parking leading to a decorative gravelled area providing further parking if required, low level brick built boundary privacy wall and:

### GARAGE 16'4" x 8'6" (5m x 2.6m)

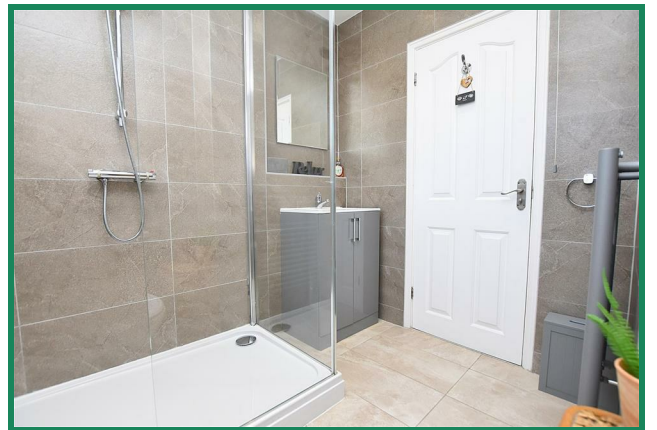
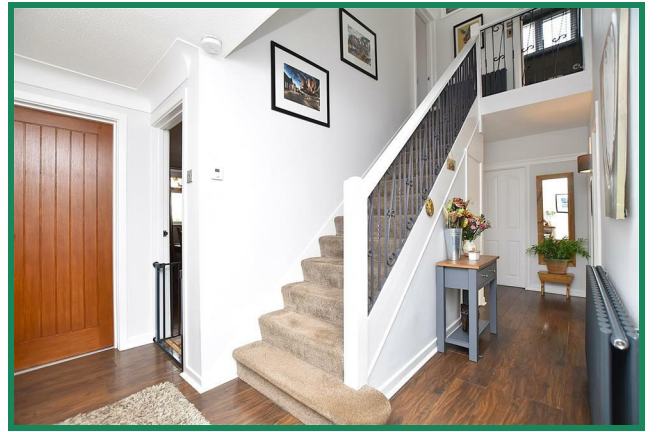
Metal up and over door, Worcester gas combination boiler, lighting, power sockets and side personal door.

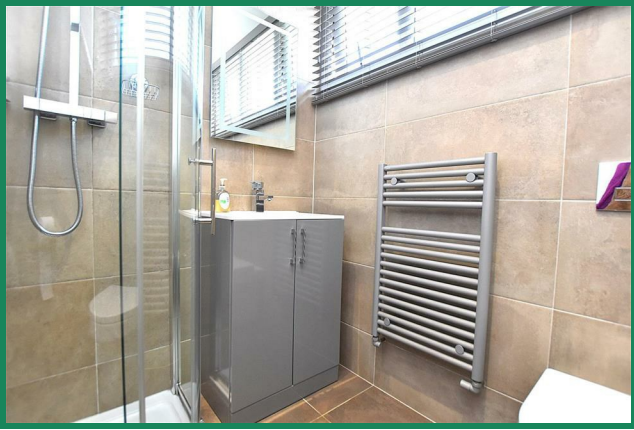
## GARDENS

Double timber privacy gates to the side open to further parking and useful storage area, lawned garden with raised decorative gravelled borders, stone paved patio, low level hedging, timber fencing, cold water tap, side gated path and further enclosed lawned garden to side.

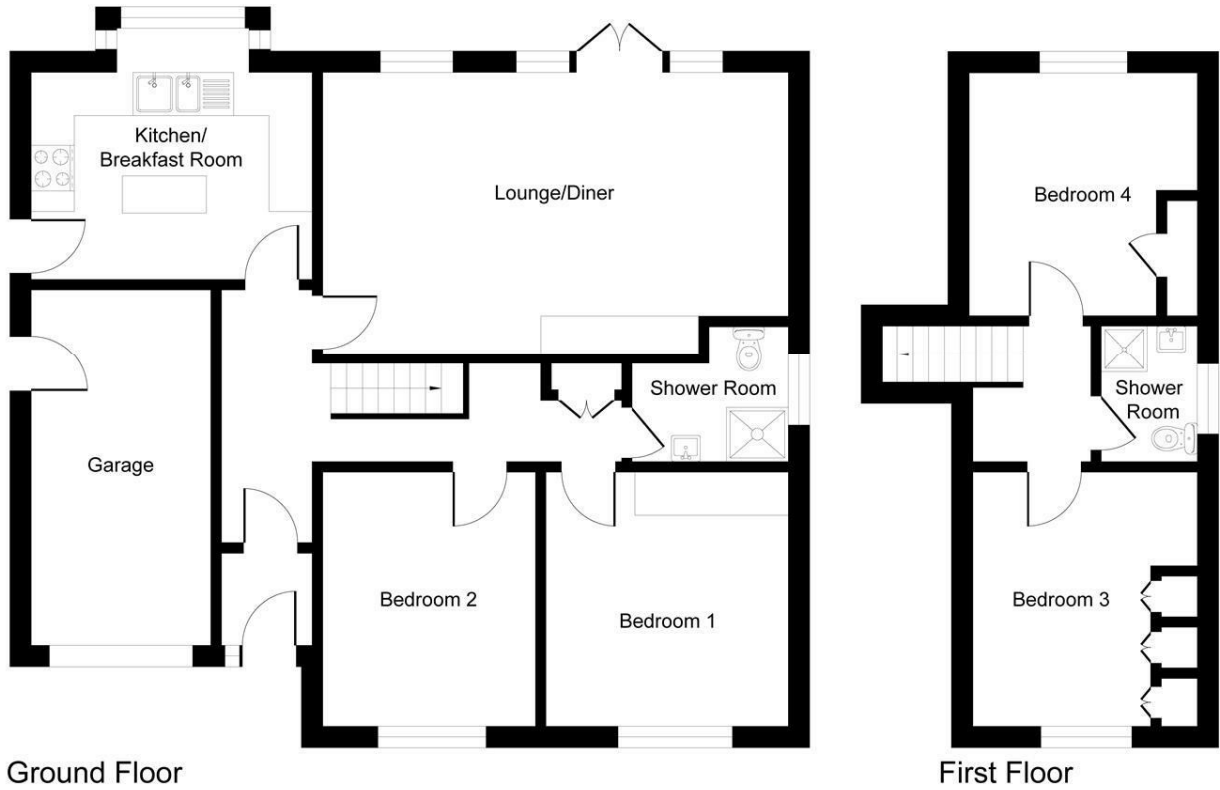
## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



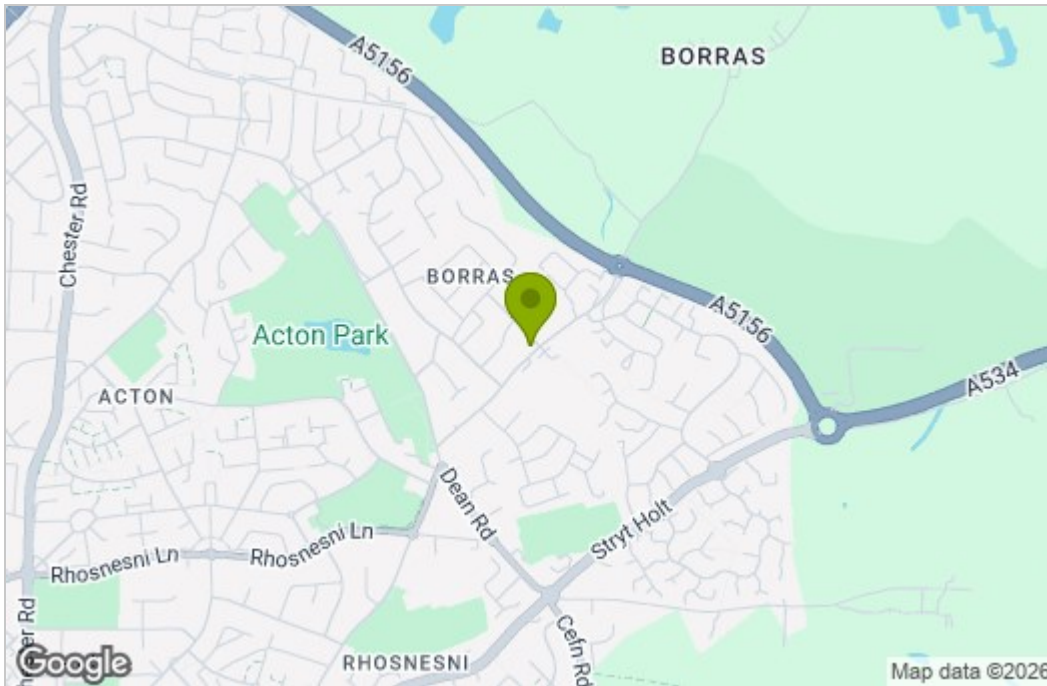


## Floor Plan

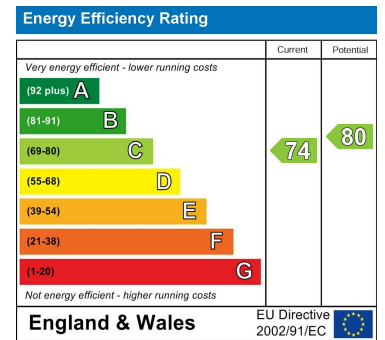


Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 This floorplan is for illustrative purposes only and not to scale.  
 Measured in accordance with RICS Standards.

## Area Map



## Energy Efficiency Graph



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