



21 Borrass Park Road , Wrexham, LL12 7TE

An extended 4 bedroom link detached family home with private rear garden located within the sought after area of Borrass, just a short distance from the picturesque Acton Park, schools and a shopping parade. The accommodation briefly comprises an open fronted entrance porch, hall with stairs to 1st floor and useful store cupboard, lounge with fireplace and bow window, spacious open plan fitted kitchen, dining and family area overlooking the rear garden, utility and ground floor shower room. The 1st floor landing benefits for 2 store cupboards and gives access to the 4 bedrooms, a modern bathroom and a washroom. Externally a private brick paved drive provides parking and leads to the garage. The enclosed rear garden includes a paved patio, lawned garden and established flower beds. NO CHAIN. Energy Rating - D (60)

Price £270,000

21 Borrass Park Road

, Wrexham, LL12 7TE



- Extended link detached house
- Hallway
- Utility
- Modern bathroom
- Within sought after location
- Lounge with bow window
- Ground floor shower room
- Open fronted entrance porch
- Kitchen/dining/family room
- Four bedrooms

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

LOUNGE

15'4" x 11'0" (4.67 x 3.35)

KITCHEN/DINING/FAMILY ROOM

20'4" x 16'5" (6.20 x 5.00)

UTILITY

8'4" x 7'9" (2.54 x 2.36)

SIDE HALLWAY

SHOWER ROOM

ON THE FIRST FLOOR

SPACIOUS LANDING

BEDROOM ONE

12'9" x 10'2" (3.89 x 3.10)

BEDROOM TWO

10'0" x 9'8" (3.05 x 2.95)

BEDROOM THREE

10'0" x 6'3" (3.05 x 1.91)

BEDROOM FOUR

9'2" x 6'4" (2.79 x 1.93)

SPACIOUS BATHROOM

9'7" x 6'9" (2.92 x 2.06)

WASH ROOM

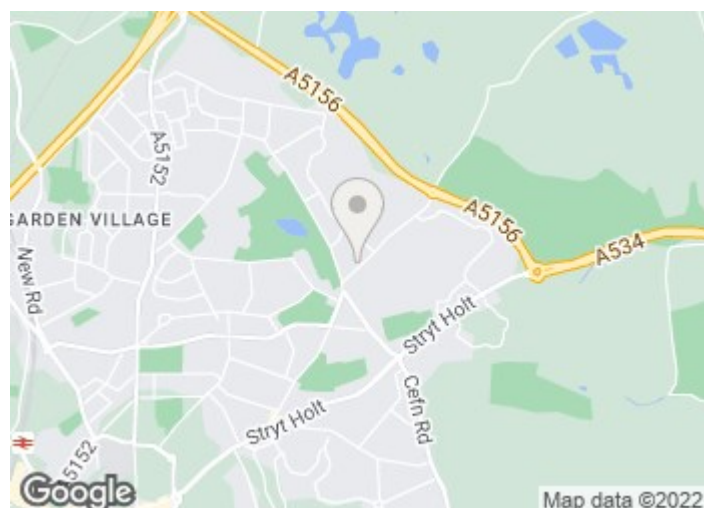
OUTSIDE

GARAGE

16'3" x 8'2" (4.95 x 2.49)

GARDENS

COUNCIL TAX BAND - F

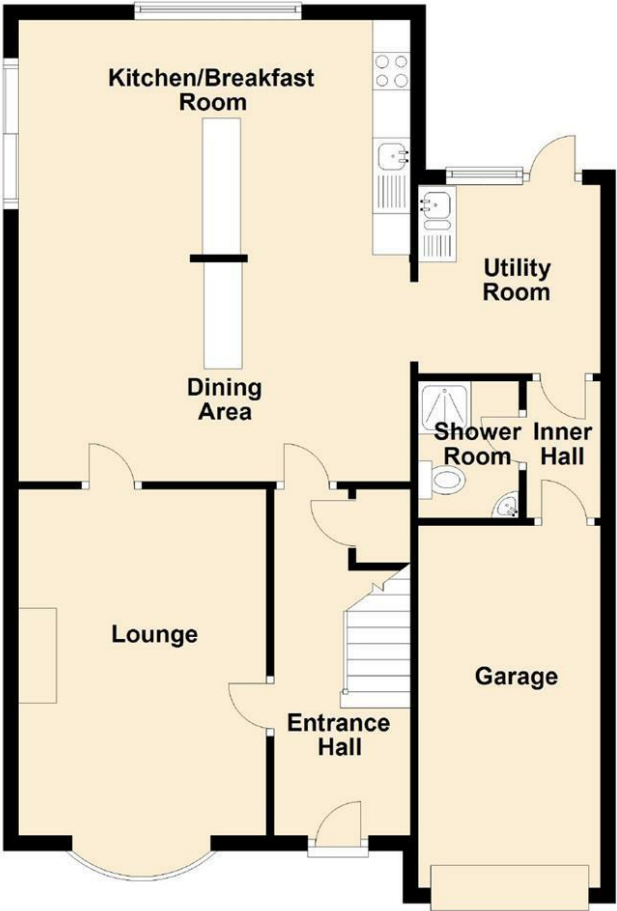


[Directions](#)

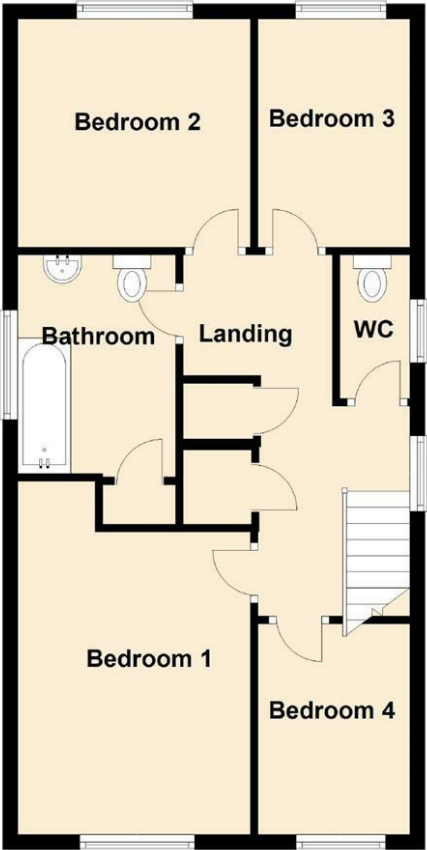


Floor Plan

Ground Floor
Approx. 79.4 sq. metres (854.3 sq. feet)



First Floor
Approx. 55.8 sq. metres (601.0 sq. feet)



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