



**8 Juniper Close, Borrass, Wrexham, LL12 7SN**  
**Price £230,000**

A spacious and versatile 3 bedroom semi detached house with garage and sunny aspect rear garden located in the popular area of Borrass with its range of amenities, schools, bus service and picturesque Acton Park. The accommodation has the benefit of gas fired central heating and Upvc double glazing and briefly comprises an entrance hall with stairs to 1st floor landing and useful store cupboard below, good sized lounge overlooking the rear garden and connecting door to the kitchen/breakfast room fitted with a range of base and wall cupboards and Pvc external door, ground floor double bedroom or sitting room depending on the occupiers requirements. The 1st floor landing connects 2 further bedrooms, one of which is a spacious principal bedroom with fitted wardrobe. The impressive family bathroom includes a bath and separate shower. To the outside, a patterned concrete drive leads to the garage with modern up and over door, lawned garden to front and gated side path leads to the sunny aspect rear garden which provides an excellent outdoor space, mainly lawned and enclosed to provide a safe environment. NO CHAIN. Energy Rating - C (72)

## LOCATION

Conveniently located just off Norfolk Road within the established residential area of Borrass 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 Borrass Park Road. Thereafter take the left turn onto Norfolk Road continue until the right turning into Juniper Close and the property will be observed on the right.

## ON THE GROUND FLOOR

Upvc part glazed entrance door opens to:

### HALLWAY

With radiator, stairs to 1st floor landing with useful store cupboard below.

### LOUNGE 14'6 x 13'6 (4.42m x 4.11m)

A spacious reception room with Upvc double glazed window overlooking the rear garden, radiator, coving to ceiling, gas fire on tiled hearth and connecting door to:

### KITCHEN/BREAKFAST ROOM 10'9 x 10'6 (3.28m x 3.20m)

Fitted with a range of timber trimmed base and wall cupboards, with work surface areas incorporating a single drainer sink unit with Upvc double glazed window above overlooking the rear garden, gas cooker point, plumbing for washing machine, part tiled walls, radiator Upvc part glazed external door, gas combination boiler and useful built in store cupboard.

### BEDROOM THREE/SITTING ROOM 10'4 x 9'8 (3.15m x 2.95m)

A versatile room with upvc double glazed window to front and radiator.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

## LANDING

With ceiling hatch to roof space and cupboard with radiator.

### BEDROOM ONE 13'8 x 13'0 (4.17m x 3.96m)

A good sized bedroom having Upvc double glazed window, 2 door fitted wardrobe, eaves store cupboard and radiator.

### BEDROOM TWO 10'3 x 8'4 (3.12m x 2.54m)

Upvc double glazed window, radiator and eaves store cupboard.

### BATHROOM 10'6 x 8'3 (3.20m x 2.51m)

Well appointed with a modern four piece white suite comprising a low flush w.c. wash basin set within vanity unit, bath, corner shower enclosure, radiator, part tiled walls, tiled floor and two upvc double glazed windows.

## OUTSIDE

A concrete patterned drive leads to:

### GARAGE 16'4 x 8'0 (4.98m x 2.44m)

With up and over door, lighting, power and side personal door.

## GARDENS

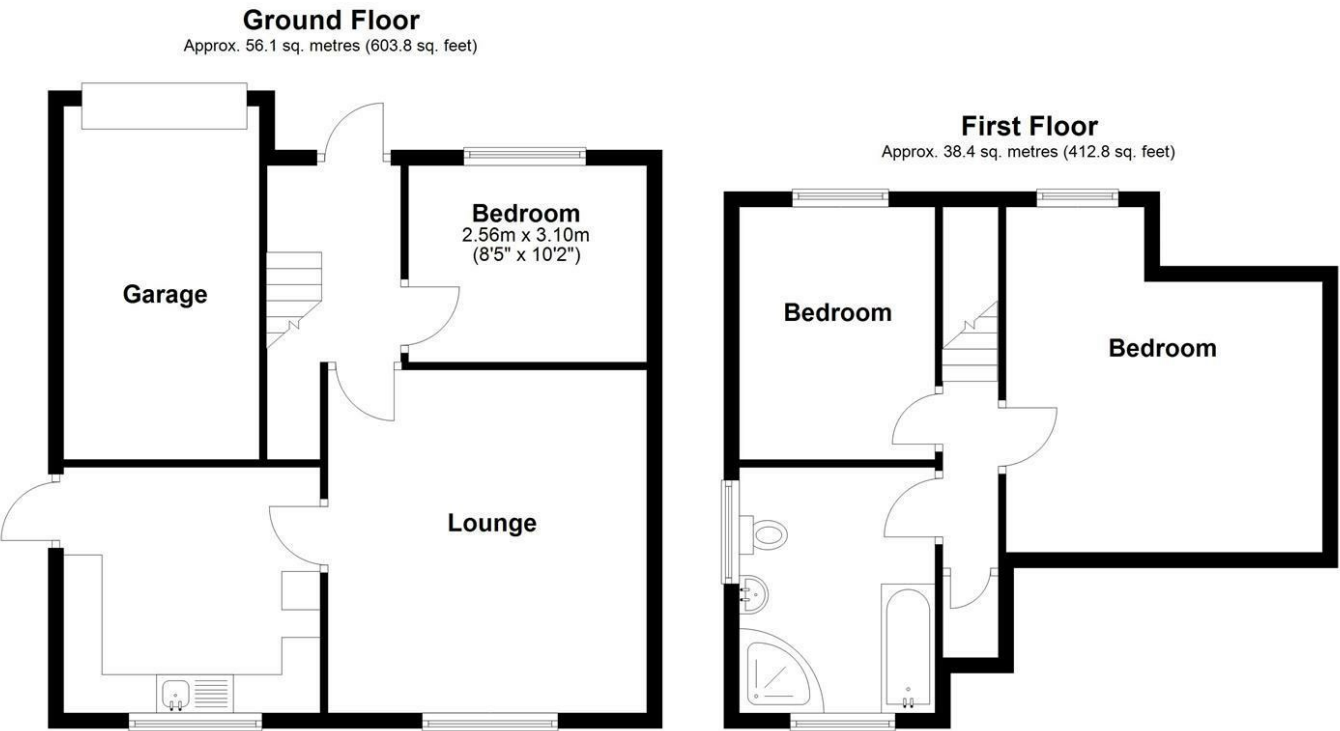
Mainly lawned garden to the front and path to entrance door. A gated side path leads to the sunny aspect rear garden which is mainly lawned and enclosed within timber fencing.

## PLEASE NOTE

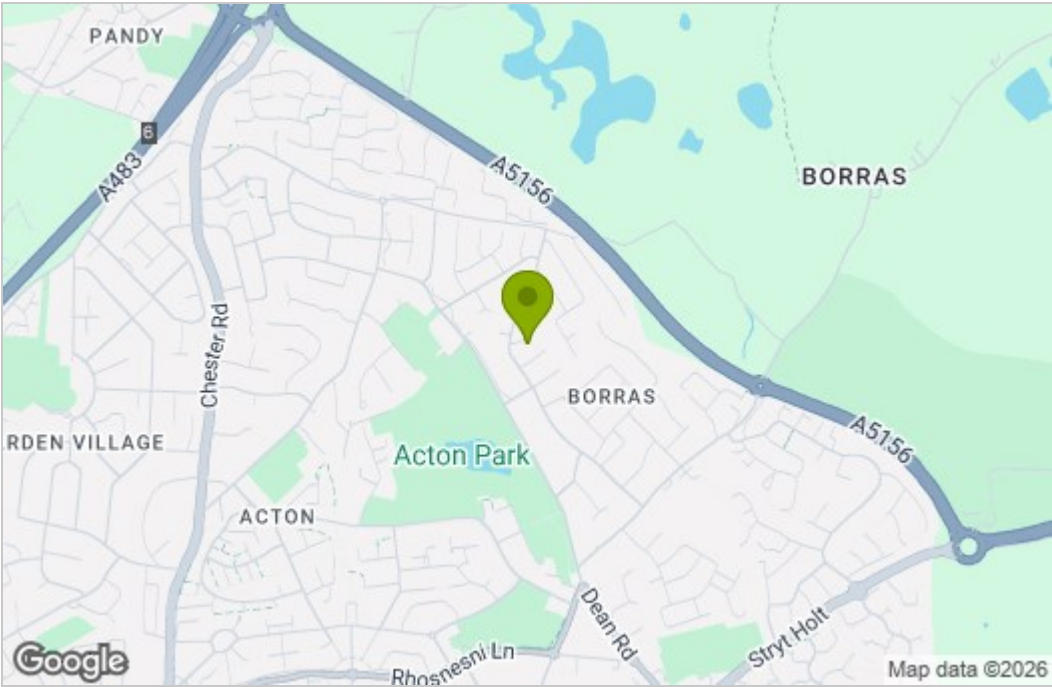
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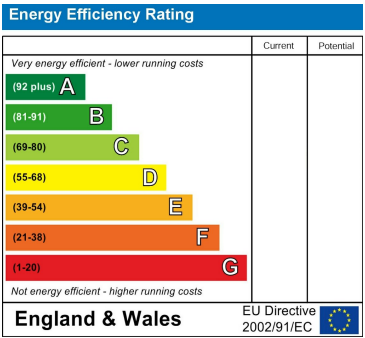
Floor Plan



Area Map



Energy Efficiency Graph



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