



77 Dean Road, Wrexham, LL13 9EG

Price £380,000

A spacious 4 double bedroom detached family home with double garage positioned on a good sized corner plot within a much favoured residential area close to the shops at Borrass and the picturesque Acton Park. The light and airy accommodation briefly comprises an open fronted porch, welcoming hall with staircase to 1st floor landing and cloaks/w.c off, spacious lounge with 2 sets of Upvc sliding patio doors opening to the gardens and a living flame gas fire. The dining room, currently used as a sitting room, adjoins the fitted kitchen which overlooks the rear garden and leads to an enclosed porch with access to the garage and store room. The 1st floor landing with large airing cupboard connects the 4 double bedrooms, 2 with fitted wardrobes, and a family bathroom with bath and separate shower enclosure. Externally, a private drive leads to the garage and the large mainly lawned gardens are a particular feature as they extend to the front, side and rear providing an excellent outdoor entertaining space for both children and adults. Energy Rating - TBC

LOCATION

Dean Road is located within the established area known as Rhosnesni enjoying close proximity to the parade of shops, café and pharmacy in Borras 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 and the house will be immediately be observed after the mini roundabout.

ON THE GROUND FLOOR

Open fronted porch with upvc part glazed entrance door and side windows leading to:

WELCOMNG HALLWAY

With wood effect flooring, staircase rising to first floor landing, radiator, coving to ceiling and central heating timer control.

CLOAKS/W.C

Appointed with a w.c and wash basin set within a white fronted vanity unit, part tiled walls, tiled flooring, upvc double glazed window and sliding doors revealing a coat hanging space and storage cupboard housing the Baxi gas fired central heating boiler.

LOUNGE 26'1 x 14'6 (7.95m x 4.42m)

A light and airy reception room enjoying a triple aspect with upvc double glazed window to front and upvc sliding patio doors to side and rear, living flame gas fire in surround with marble hearth, coving to ceiling and two radiators.

DINING ROOM 13'5 x 10'7 (4.09m x 3.23m)

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

KITCHEN

Appointed with a gloss fronted range of base and wall cupboards complimented by wood effect work surface areas incorporating a 1 1/2 bowl stainless steel sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, part tiled walls, space for slot-in cooker, radiator and part glazed door opening to:

ENCLOSED REAR PORCH

With upvc part glazed external door, useful storeroom off and integral door to the garage.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

SPACIOUS LANDING

With gallery over stairwell, upvc double glazed window to front, radiator, six panel doors off to all rooms and airing cupboard housing the hot water cylinder with slatted shelving.

BEDROOM ONE 14'6 x 12'9 (4.42m x 3.89m)

Upvc double glazed window to front, fitted wardrobes, overbed storage cupboards, dressing table and radiator.

BEDROOM TWO 13'6 x 10'8 (4.11m x 3.25m)

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

BEDROOM THREE 14'7 x 10'9 (4.45m x 3.28m)

Upvc double glazed window to rear and radiator.

BEDROOM FOUR 10'7 x 9'0 (3.23m x 2.74m)

Another double bedroom with upvc double glazed window to rear and radiator.

BATHROOM 8'7 x 5'9 (2.62m x 1.75m)

Appointed with a four piece white bathroom suite of low flush w.c, pedestal wash basin with mixer tap, corner shower enclosure with mains thermostatic shower, bath with mixer tap, fully tiled walls, chrome heated towel rail, shaver socket and upvc double glazed window.

OUTSIDE

The property is approached along a private driveway with brick edging leading to:

DOUBLE GARAGE 17'6 x 17'4 (5.33m x 5.28m)

Having two metal up and over doors, lighting and power sockets.

GARDENS

The front garden is mainly lawned and continues to the side garden which enjoys a good degree of privacy and includes flowerbeds and mature trees. The rear garden is a particular feature of the property being of good size and including a patio area, lawn, variety of trees and shrubs.

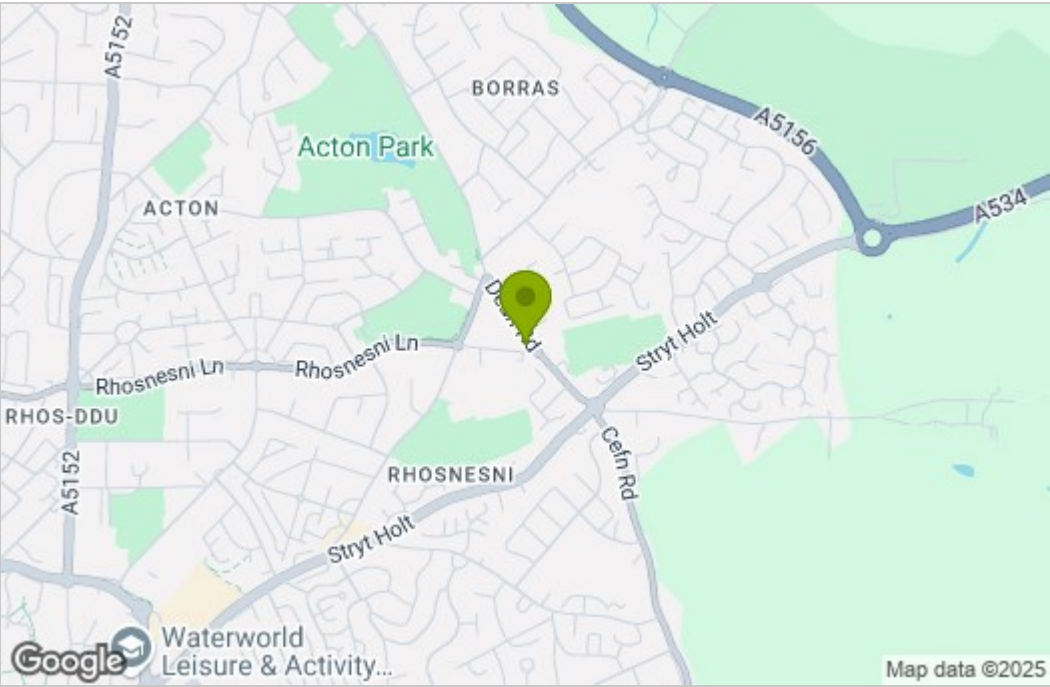
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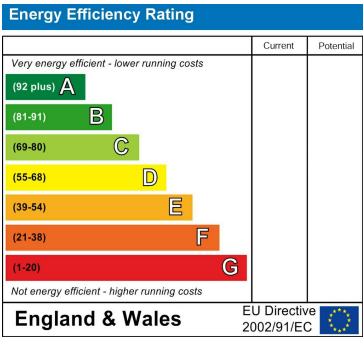


Floor Plan

Area Map



Energy Efficiency Graph



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