



26 Denbigh Close, Borrás, Wrexham, LL12 7TW
Offers In Excess Of £240,000

Presented in good order and enjoying a pleasant aspect overlooking a playing field is this 3 bedroom semi detached house with garage and private drive for 3-4 cars located within the popular residential area of Borrás having a good range of amenities and schools within easy reach. The accommodation briefly comprises a composite entrance door opening to the hall with stairs to 1st floor with useful storage below, lounge fitted with wood effect laminate flooring and fireplace, dining room with French doors leading out to the rear garden, fitted kitchen, 1st floor landing connects the 3 bedrooms, 2 of which are doubles, and a modern bathroom with shower over the bath. To the outside, the tarmac drive leads to the detached brick built garage and a gated access to the private rear garden enjoying a daytime sunny aspect and lawned area enclosed within timber fencing proving a safe environment. Energy Rating - TBC

LOCATION

Located within the popular and established area known as Borrass which offers a good range of day to day shopping facilities and social amenities including the picturesque Acton Park, both primary and secondary schools and excellent road links Wrexham, Chester and the North West as well as the Wrexham Industrial Estate. This property enjoys a pleasant rear aspect overlooking the playing field.

DIRECTIONS

From Wingetts Office proceed into Holt Street and across the roundabout into Holt Road. Take the left turn onto Borrass Road. Continue across the next mini roundabout and 1st exit at the next roundabout onto Jeffreys Road thereafter take the right hand turning into Borrass Park Road. Turn right into Caernarfon Road, right at the t junction and follow the road around until the property will be observed on the right.

ON THE GROUND FLOOR

Part glazed composite entrance door opening to:

HALLWAY

With radiator, staircase to first floor landing with useful storage cupboard below, wood effect flooring and six panel white woodgrain effect doors off.

LOUNGE 12'9" x 10'5" (3.9m x 3.2m)

Upvc double glazed window to front providing a good degree of natural light into the reception room, electric fire set within surround, wood effect laminate flooring, radiator and archway through to:

DINING ROOM 8'10" x 8'2" (2.7m x 2.5m)

Upvc double glazed French doors opening to the rear garden, continuation of the wood effect flooring and radiator.

KITCHEN 8'2" x 7'6" (2.5m x 2.3m)

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a four ring gas hob with extractor hood above and oven/grill below, stainless steel single drainer sink unit with upvc double glazed window above, part tiled walls, plumbing for washing machine, space for under counter fridge and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With galleried landing over stairwell, upvc double glazed window, ceiling hatch to roof space and six panel white woodgrain effect doors off.

BEDROOM ONE 10'9" x 9'6" (3.3m x 2.9m)

Upvc double glazed window to front and radiator.

BEDROOM TWO 10'5" x 9'2" (3.2m x 2.8m)

Upvc double glazed window with pleasant aspect overlooking the playing field and radiator.

BEDROOM THREE 7'2" x 6'10" (2.2m x 2.1m)

Upvc double glazed window to front and radiator.

BATHROOM

Appointed with a modern white suite of low flush w.c, rectangular wash basin with waterfall style mixer tap and white fronted vanity unit below, P shaped bath with mains thermostatic shower, Drench style shower head and waterfall style mixer tap, fully tiled walls, chrome heated towel rail, tiled flooring, inset ceiling spotlights and storage cupboard housing the Worcester gas combination boiler.

OUTSIDE

The property is approached along a tarmacadam private driveway providing parking for 3-4 cars and leading to the detached brick built garage having metal up and over door, lighting, power sockets, car inspection pit and side personal door. Gated access leads to the rear garden which enjoys a private and sunny aspect which is mainly lawned and enclosed within timber fencing.

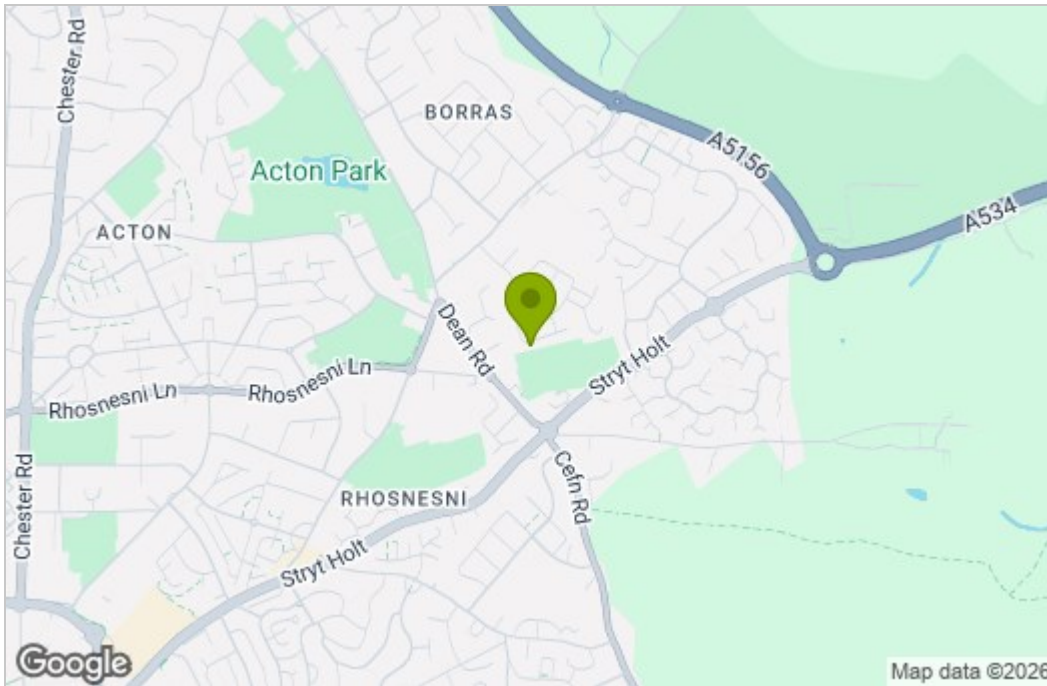
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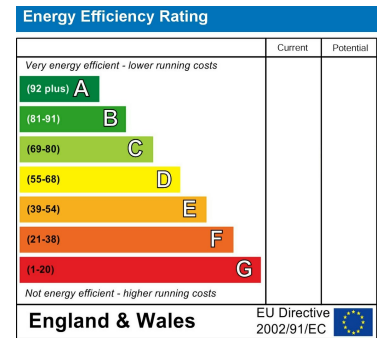


Floor Plan

Area Map



Energy Efficiency Graph



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