REID & ROBERTS

INDEPENDENT ESTATE AGENTS



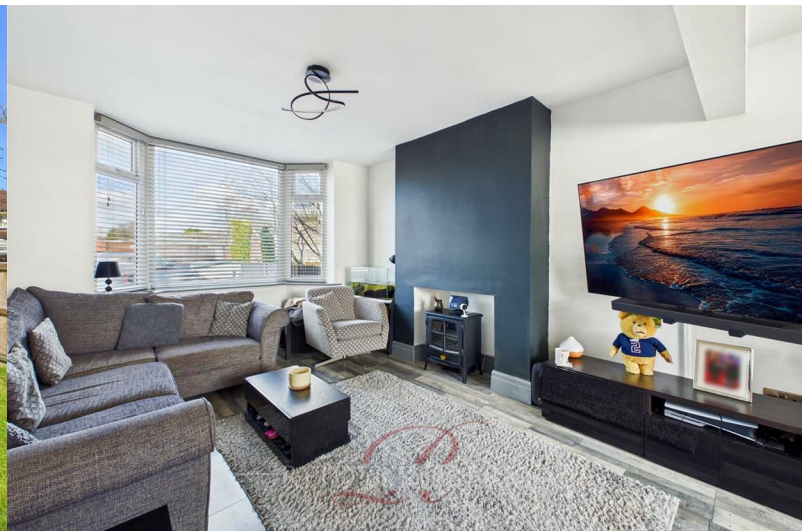
128 Borras Road

Wrexham, LL12 7ER

Offers Over £269,999

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Entrance Hall
Entered via UPVC part glazed French doors, featuring tiled flooring and space for coats and shoes. A further door leads into the hallway with a welcoming space and stairs rising to the first floor accommodation, panelled radiator, and useful understairs storage area. Doors lead to the lounge/diner.

Open Plan Lounge/Diner
A bright open plan lounge and dining area, with a UPVC double glazed bay window to the front and a UPVC double glazed window to the rear, allowing natural light to fill the space. The room features a former chimney breast, two panelled radiator. Television and telephone point. Opening into:

Kitchen
The kitchen is fitted with a range of wall, base, and drawer units with complementary work surfaces over, incorporating a composite single drainer sink unit with mixer tap over. Integrated appliances include a four ring electric hob with extractor hood and eye level double oven/grill, with space for an American style fridge freezer and plumbing for a dishwasher. The room also features a breakfast bar, part tiled walls, two UPVC double glazed window to the rear, and a UPVC part glazed external door providing access to the rear garden.

Stairs to the first floor accommodation
Approached via a turned staircase, a UPVC double glazed window, and doors leading to three bedrooms and the family bathroom.

Bedroom One
A generous double bedroom with UPVC double glazed bay window to the front elevation, television point, carpeted flooring, panelled radiator, and picture rail, offering a bright and airy space.

Bedroom Two
A further double bedroom with UPVC double glazed window to the rear elevation, radiator, and wood effect flooring.

Bedroom Three
UPVC double glazed window to the rear, panelled radiator, carpeted flooring and picture rail, suitable as a bedroom, nursery, or study.

Bathrooms
The bathroom is fitted with a white suite including a Jacuzzi bath with mixer tap and mains thermostatic shower with separate handheld shower attachment, low-level WC, and pedestal wash hand basin. The room benefits from fully tiled walls, vinyl flooring, a chrome heated towel rail, UPVC double glazed frosted window to the front elevation, and a storage cupboard housing the 'Worcester' gas combination boiler.

Outside
To the Front
The property is approached via double metal gates opening to a concrete patterned driveway, providing parking for two vehicles. The front is further enhanced with decorative gravel, a pathway to the property, and shrubbed lawn areas.

Rear Garden
A sunny aspect garden featuring timber decking patio areas ideal for outdoor entertaining and relaxation. The remainder is a lawned garden, with paths leading to a gated storage area and a garden shed with power. Fencing and hedging enclose the garden. Outdoor tap and access to garage

Garage
A garage with electric roller shutter door, lighting, power sockets, and a utility area with plumbing for a washing machine and space for a tumble dryer. A rear personal door provides access to the garden.

Viewing Arrangements.
Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

To Make An Offer.
Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the

property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Services.

The agents have not tested the appliances listed in the particulars.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm
Saturday 9.15am - 4.00pm

Tenure

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

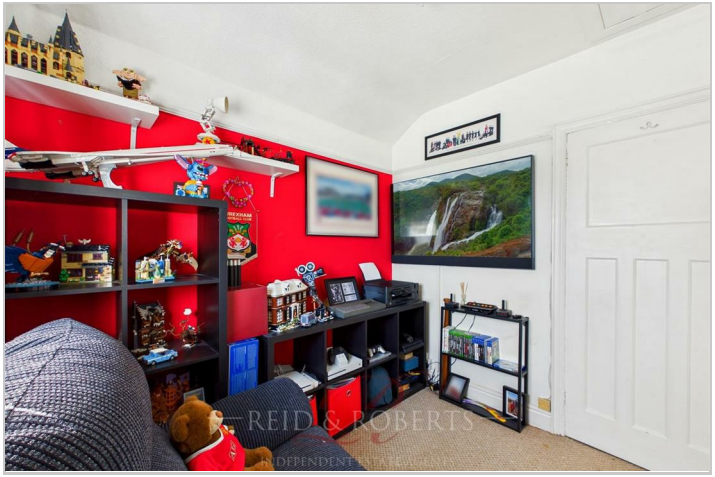
DISCLAIMER.

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.









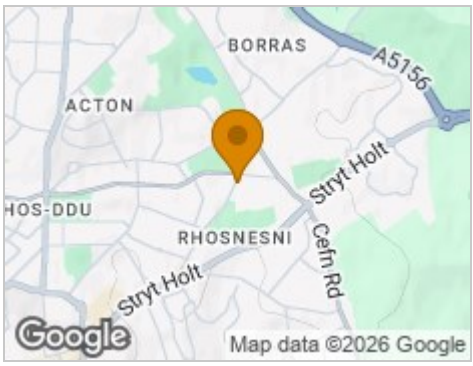
Road Map



Hybrid Map



Terrain Map



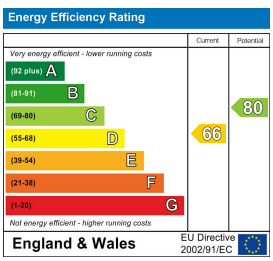
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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