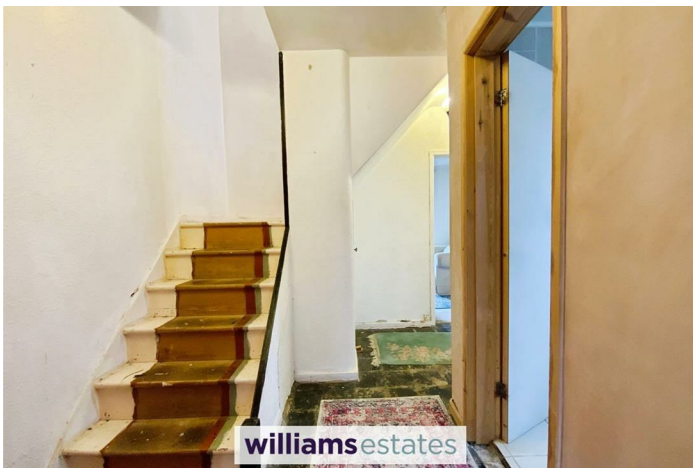




**93 Handsworth Crescent, Rhyl, LL18
4HP**

£165,000

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EPC - D62 Council Tax Band - C Tenure - Freehold

Handsworth Crescent, Rhyl

2 Bedrooms - House

Located on Handsworth Crescent, Rhyl, this property presents a wonderful opportunity for those looking to create their dream home, perfect for buyers who appreciate the value of a project. While this detached house does require some upgrades, this presents a unique chance to tailor the space to your own tastes and preferences, whether that be through modernising the kitchen, refreshing the bathroom or enhancing the living area. With the benefit of double glazing, gas central heating and off road parking and garage. EPC rating D62. Freehold. Council Tax band C.



Accommodation

Via a double glazed door into the hallway.

Hallway

With radiator, under stairs storage and stairs off.

Lounge

11'1" x 12'4" (3.40 x 3.78)

Having fireplace with gas fire and double glazed bay window to the front.

Additional Room

7'2" x 16'9" (2.20 x 5.12)

With radiator and double glazed windows to the front and rear.



Kitchen/Diner

17'4" max x 12'5" max (5.30 max x 3.80 max)

Fitted with wall, drawer and base units, worktop surfaces, single drainer sink with taps, void for slot in cooker, void for fridge, plumbing for washing machine, built in cupboard housing the boiler, additional storage cupboards, fireplace, double glazed window to the rear and double glazed window and door to the side.

Ground Floor Shower Room

5'8" x 5'9" (1.75 x 1.77)

Comprising of a wall hung wash hand basin, push button toilet, shower enclosure, fully tiled walls and floor, heated towel rail, spotlighting and double glazed window to the side.



Landing

With loft access hatch and double glazed window to the side.

Bedroom 1

12'4" x 11'7" (3.78 x 3.54)

With radiator and double glazed window to the front. Sliding door opening into the WC.

WC

Comprising of a push button toilet, wall hung wash hand basin, tiled walls and floor.

Bedroom 2

12'5" x 8'11" (3.79 x 2.74)

With radiator , built in wardrobes, additional storage cupboard and double glazed window to the rear.

Outside

The front garden is laid to lawn with mature plants and shrubs, driveway provides off road parking and in turn leads to the garage. Open access to the rear garden with flower beds.

Directions

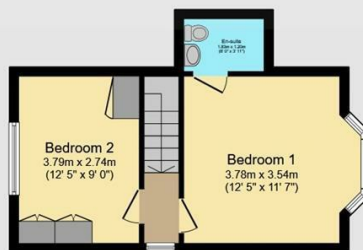
Proceed onto Vale Road, which in turn leads onto Rhuddlan Road. Turn left onto Trellewelyn Road then left onto Weaver Avenue, then take the first right into Handsworth Crescent





Ground Floor

Floor area 63.2 sq.m. (680 sq.ft.)



First Floor

Floor area 30.8 sq.m. (332 sq.ft.)

Total floor area: 94.0 sq.m. (1,012 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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