

BOWEN

PROPERTY SINCE 1862



Auction Price Guide £70,000

47 Bertie Road, Wrexham LL13 8EH

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

For sale by Public Auction at 2.00 pm on 5th December 2024 at the Lion Quays Hotel, Weston Rhyn, Oswestry, SY11 3EN.

An inter-terraced property previously modernised to Grant Standards in the 1990's but requiring complete internal refurbishment. It comprises entrance hall, lounge, living room, kitchen, rear hall, bathroom, two bedrooms, attic room, solar panels, front and rear gardens. Convenient location close to the city centre.

This inter-terraced village property was modernised externally to Grant Standards in the 1990's including a re-slatted roof, new rainwater goods, re-pointing and PVCu double glazed windows. The accommodation internally requires complete refurbishment and comprises an entrance hall, lounge, living room, kitchen, rear hall and bathroom on the ground floor. Upstairs there are two double bedrooms, one with enclosed steps leading up to an attic room with velux-type double glazed roof-light. Front garden. Enclosed rear yard and at present uncultivated garden area beyond a pedestrian right of way.

Location: The property is situated within the established "Smithfield" residential area only a quarter of a mile from Eagles Meadow and the city centre.

Constructed of brick-faced external walls beneath a re-slatted roof relieved by solar panels to both front and rear pitches and with a single storey pitched roof extension to the rear.

Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Accommodation

On The Ground Floor:

Entrance Hall: 12' 0" x 3' 0" (3.65m x 0.91m)

Approached through a part double glazed PVCu framed door with fan-light above. Dado rail.

Lounge: 11' 11" x 8' 9" (3.63m x 2.66m) into arched

alcoves. Period style fireplace surround. Gas and electricity meters. Two wall-lights.

Living Room: 13' 9" x 12' 0" (4.19m x 3.65m)

including staircase with storage cupboard beneath leading off. Fitted gas fire to a timber surround. Built-in cupboard to one alcove. Two double power points. Wall-lights.

Kitchen: 8' 9" x 5' 1" (2.66m x 1.55m) Fitted single drainer stainless steel sink unit. Three-doored base cabinets. Treble and double suspended wall cabinets. Gas point.

Rear Hall: 6' 1" x 2' 8" (1.85m x 0.81m) Part double glazed PVCu framed external door. Terrazzo tiled floor.

Bathroom: 7' 2" x 5' 6" (2.18m x 1.68m) Fitted three piece suite comprising a panelled bath, wall mounted wash hand basin and low level w.c. Loft access-point. Cylinder cupboard. Terrazzo tiled floor.





On The First Floor:

Landing:

Bedroom 1: 12' 1" x 11' 10" (3.68m x 3.60m)
Ornamental timber fireplace surround.

Bedroom 2: 12' 1" x 11' 1" (3.68m x 3.38m)
Ornamental Victorian style fireplace surround.
Enclosed steps leading to:

Attic Room: 13' 9" x 10' 8" (4.19m x 3.25m) at purlin height. Velux-type double glazed roof-light.

Outside: Front garden area with pedestrian gated access. At the rear there is an enclosed Yard Area with an at present uncultivated garden beyond a pedestrian right of way.

Services: Mains electricity, water and drainage are connected subject to statutory regulations. It is believed that a mains gas supply is available from the road frontage. Purchasers should make their enquiry of the statutory authority. The solar panels on the roof are within the ownership of the property.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents. IF INSPECTING THE ATTIC STOREROOM, GREAT CARE SHOULD BE TAKEN ON THE STEPPED ACCESS AS THERE ARE NO HANDRAILS IN PLACE.

EPC:

EPC Rating – 40|E.

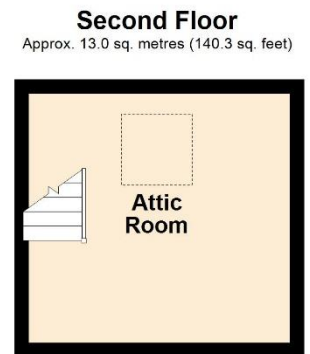
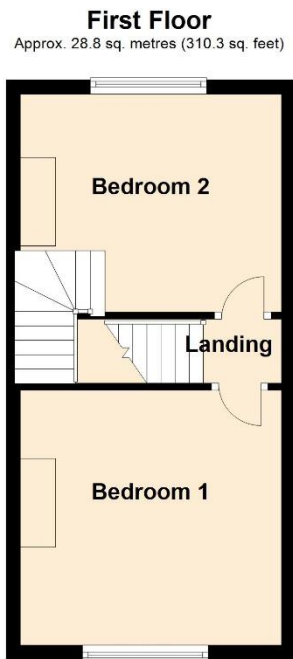
Council Tax Band: The property is valued in Band "B".

Method of Sale: The property will be offered for sale by public auction at Lion Quays Hotel, Oswestry on 5th December 2024. A legal pack will be available from the Agents by no later than approximately two weeks prior to the sale date.

Buyer's Premium: Please note that the purchasers will be responsible for paying a Buyer's Premium in addition to the purchase price set at £3,600 inclusive of VAT. For further details on fees payable, please consult the legal pack.

Directions: For satellite navigation purposes use the post code LL13 8EH. Follow the inner ring road past Lidl and Tesco Supermarkets to a roundabout at which take the first left onto Smithfield Road by the Anise Restaurant. Continue past Wrexham Motoring Supplies then take the first right onto Bertie Road. No. 47 will be seen towards the end of the road on the left.





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