

BOWEN

PROPERTY SINCE 1862



Offers in the region of £120,000

39 Gibson Street, Wrexham LL13 7TS

🏠 2 Bedrooms

🚿 2 Bathrooms

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General Remarks

INVESTMENT OPPORTUNITY. A traditional end of terrace house converted into two self-contained one bedroom apartments in a convenient location close to Bellevue Park.

This traditional end of terrace property has been converted into separate ground and first floor flats comprising a communal lobby, living room, bedroom, kitchen and shower room. Modernised to Grant standards externally in the 1990's including re-slatted roof, PVCu DG, injection dpc etc. Fully compliant. Ground Floor Flat currently vacant. First Floor Flat currently let.

Location: The property is situated towards the end of a one way street just off Ruthin Road. It is situated between Bellevue Park and Morrisons Supermarket approximately a mile from the city centre and all amenities.

Constructed of brick beneath a re-slatted roof.

Accommodation

On The Ground Floor:

Communal Lobby: Enclosed staircase leading off to First Floor.

GROUND FLOOR FLAT:

Living Room: 9' 10" x 8' 3" (2.99m x 2.51m) Open living flame gas fire to a timber surround (currently capped). Radiator. Wood laminate floor. Wall-light point.

Inner Hall: with understairs recess.

Bedroom: 12' 0" x 9' 11" (3.65m x 3.02m) Radiator.

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Kitchen: 8' 9" x 7' 2" (2.66m x 2.18m) maximum into recess. Fitted single drainer stainless steel sink unit inset into a single base unit and extended work surface, beneath which there is plumbing for a washing machine. Further single base cabinet and wall cabinet to recess. Wall mounted "Glow-Worm" gas-fired central heating boiler. Extractor fan.

Shower Room: Fitted three piece suite comprising a wall mounted wash hand basin with tiled splash-back, close coupled dual flush w.c. and shower tray with electric shower.

On The First Floor:

FIRST FLOOR FLAT:

Front Bedroom: 12' 1" x 9' 9" (3.68m x 2.97m)
Cupboard over-stairs. Radiator.

Living Room: 12' 1" x 9' 11" (3.68m x 3.02m)
Radiator. Drop-down ladder to Attic Storeroom with "Velux" double glazed roof-light.

Kitchen: 8' 11" x 6' 11" (2.72m x 2.11m) maximum.
Fitted single drainer stainless steel sink inset into a single base unit with extended work surface, beneath which there is plumbing for a washing machine. Three-doored corner wall cabinet. Chrome ladder radiator. Electricity sub-meter.





Shower Room: Fitted with a three piece white suite comprising a wall mounted wash hand basin with tiled splash-back, close coupled dual flush w.c. and shower tray with folding screen door and "Aquatronic" electric shower.

Outside: Walled rear yard. Rear garden area with timber Store Shed.

Services: Central heating is effected by the "Glow-Worm" combination gas-fired boiler situated in the Ground Floor Kitchen. Mains electricity is separately metered. The property is connected to mains water and drainage, subject to statutory regulations.

Tenure: Freehold subject to Tenancy of First Floor and Vacant Possession of Ground Floor. NO CHAIN.

Viewing: By appointment with the Agents.

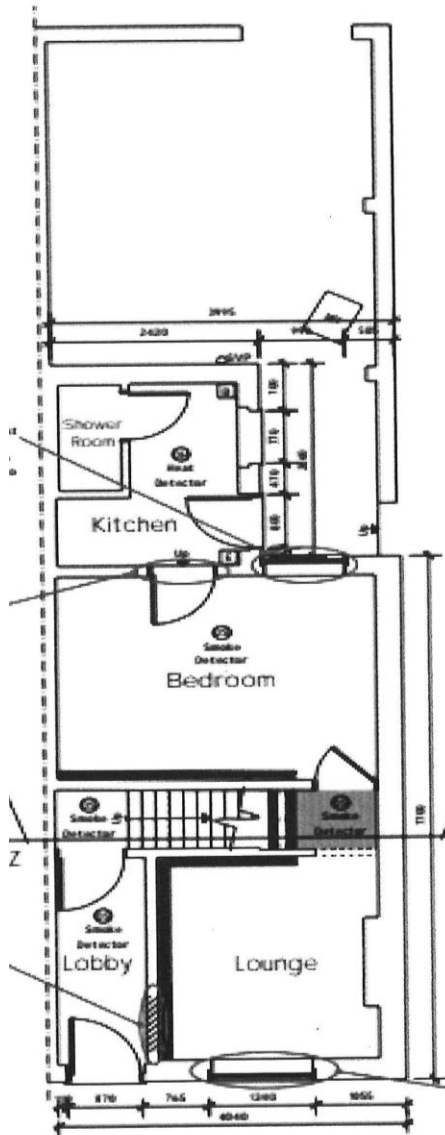
EPC: EPC Ratings - Ground Floor Flat - 72|C. First Floor Flat - 66|D.

Council Tax Bands: Both Flats are valued in Band "A".

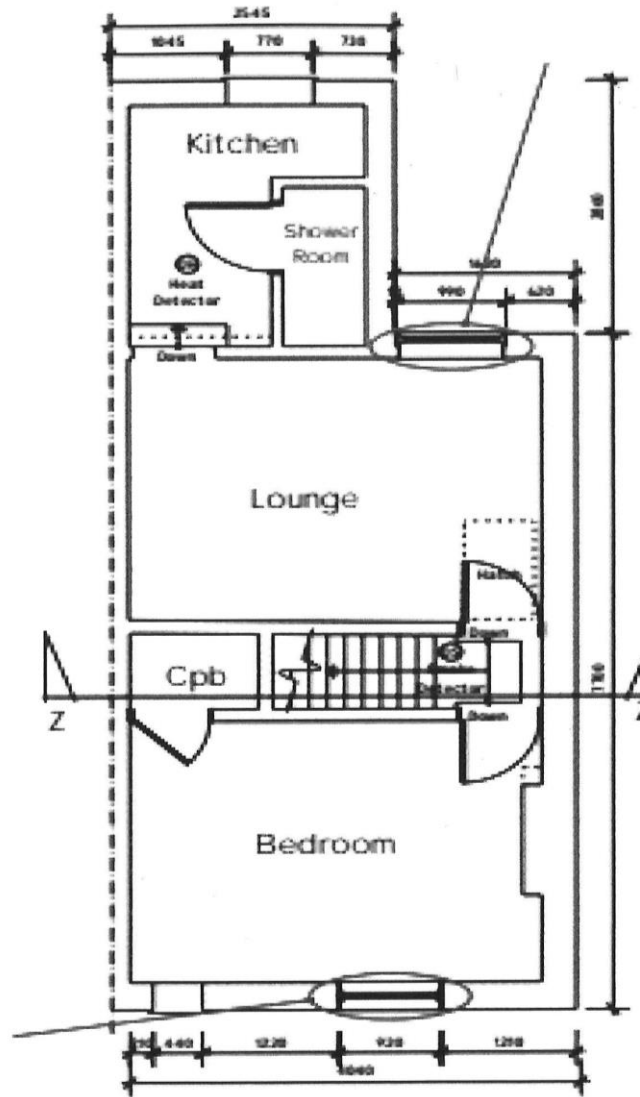
Agent's Note: The property is covered by current Gas Safety Certificates and EICR Electrical Reports.

Directions: For satellite navigation use the postcode LL13 7TS. Follow the inner ring road down Bradley Road until passing the end of Bellevue Road on the left then turn right into Peel Street immediately in front of the K & A Carpet Shop. Bear left into Gibson Street and No. 39 will be seen towards the end of the street on the left.





Ground Floor Plan 1:50



First Floor Plan 1:50

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.