



**BOWEN**

PROPERTY SINCE 1862

Offers in the region of £575,000

🏠 7 Bedrooms    🛀 2 Bathrooms

Trevose, 23 Chester Road,  
Wrexham LL11 2SF

# Trevose, 23 Chester Road, Wrexham LL11 2SF

## General Remarks

A substantial period detached residence providing spacious four reception room / seven bedroom / two bathroom accommodation requiring complete refurbishment in a convenient location close to the city centre, standing on a walled level plot of approximately 0.54 acre providing development potential.

This late Victorian style detached residence provides spacious well proportioned accommodation comprising an entrance hall, three reception rooms, breakfast kitchen, utility room, two WC's and useful out offices on the ground floor. Upstairs there a total of six bedrooms, two bathrooms and a box room spread over two floors. The property occupies a level plot extending to approximately 0.54 acre (2173 square metres) with established predominantly south facing gardens including a double garage, two car ports and two sheds. The property has many character features but does require an extensive programme of refurbishment or alternatively the plot offers scope for redevelopment. NO ONGOING CHAIN.



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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.

**Location:** The property occupies a roughly rectangular level plot with a road frontage onto the A5152 Chester Road. It is situated opposite the Nine Acre playing field approximately half a mile from the city centre and all amenities.

**Constructed** of brick with part roughcast rendered upper elevations beneath a tiled roof.

## Accommodation

### On The Ground Floor:

**Canopy Porch:** Quarry tiled floor. Wide entrance door with coloured lead-lighted fan-light above gives access to:

**An L-Shaped Entrance Hall:** 22' 0" x 17' 2" (6.70m x 5.23m) maximum. Corniced ceiling. Display niche. Central corbels. Tessellated tiled floor. Column radiator. Wide pitch-pine staircase with turned spindles leading off.

**Study:** 11' 6" x 7' 5" (3.50m x 2.26m)

**Sitting Room:** 13' 6" x 13' 0" (4.11m x 3.96m) Corniced ceiling. Picture rail. Column radiator. Fireplace recess with timber surround.

**Drawing Room:** 33' 6" x 17' 6" (10.20m x 5.33m) maximum into rectangular bay window. Ornamental timber fireplace surround. Corniced ceiling, two pendant light points and central corbels. Two radiators. Built-in cupboard and shelving. Door to the garden.

**Dining Room:** 17' 3" x 15' 10" (5.25m x 4.82m) into rectangular bay Two column radiators. Corniced ceiling and light rose. Picture rail. Open fireplace with a slate tiled and timber surround.

**Rear Passageway:** 11' 5" x 2' 11" (3.48m x 0.89m) Exposed beam ceiling. Quarry tiled floor.

**Enclosed Porch:** with access to:

**Workshop:** 16' 6" x 6' 6" (5.03m x 1.98m) overall.

**WC:**

**Inner Hall:** 6' 10" x 4' 1" (2.08m x 1.24m) Access to Cellar.

**Office:** 10' 0" x 7' 3" (3.05m x 2.21m) Utilised as a Pantry/Office. Quarry tiled floor.

**WC:** 7' 2" x 3' 10" (2.18m x 1.17m) Fitted with a period wall mounted wash hand basin and a modern close coupled dual flush w.c.

**Breakfast Kitchen:** 14' 0" x 14' 0" (4.26m x 4.26m) into alcove accommodating the "Ideal Mexico" gas-fired central heating boiler. Fitted ranges of light oak base and wall cabinets. Exposed beam ceiling. Quarry tiled floor. Gas cooker point. Built-in cupboards to alcoves. Two PVCu framed double glazed windows.

**Rear Hall:** 13' 1" x 8' 9" (3.98m x 2.66m) maximum including secondary staircase leading off and Utility Room fitted with a Belfast sink and plumbing for a washing machine.

### On The First Floor:

**Landing:** 22' 0" x 6' 10" (6.70m x 2.08m) plus recess 7'1" x 2'7" (2.15m x 0.78m). Approached by a wide pitch-pine staircase with Half-Landing having end window with coloured lead-lighting above. Galleried stairhead. Corniced ceiling.

**Bedroom 1:** 17' 4" x 15' 8" (5.28m x 4.77m) into bay. Radiator. Vanity wash hand basin.

**Bathroom 1:** 10' 3" x 5' 0" (3.12m x 1.52m) Fitted three piece white suite comprising a panelled bath with a "Triton" electric shower above, pedestal wash hand basin and high level w.c. Corner cupboard. Two radiators.

**Bedroom 2:** 13' 6" x 13' 0" (4.11m x 3.96m) Wall mounted wash hand basin.

**Bedroom 3:** 18' 0" x 14' 0" (5.48m x 4.26m) Vanity wash hand basin. Radiator.





**Bedroom 4:** 14' 0" x 11' 3" (4.26m x 3.43m) (off the Landing recess). Understairs storage cupboard.

**Bathroom 2:** 12' 10" x 4' 11" (3.91m x 1.50m) Fitted three piece white suite comprising a panelled bath, pedestal wash hand basin and low level w.c. Recessed cylinder cupboard.

#### **On The Second Floor:**

**Landing:** Two store cupboards over stairs.

**Bedroom 5:** 18' 6" x 12' 3" (5.63m x 3.73m) with part restricted head room. End window. Stainless steel sink.

**Bedroom 6:** 13' 6" x 9' 10" (4.11m x 2.99m)

**Box Room:** 10' 0" x 6' 0" (3.05m x 1.83m)

**Outside:** From the roadway a splayed access leads to double gates, beyond which there is tarmacadam Parking to the front and double gates at the side extending to a concreted driveway with attached Car Port which leads to a Side Porch and Outhouse, and door to courtyard with Coal Shed and access to the Workshop and WC. The driveway opens at the rear to a large Parking/Turning Area, off which there is a detached pre-cast Double Garage with attached Car Port.

The gardens extend predominantly to the southerly elevation and are laid mainly to lawns with shrubbery borders. Timber Shed. Aluminium framed Greenhouse. Further timber Shed and Covered Storage Area.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a partial system effected by the "Ideal Mexico" gas-fired boiler situated in the Kitchen. The property is wired for a BT telephone system.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

**Viewing:** By prior appointment with the Agents.

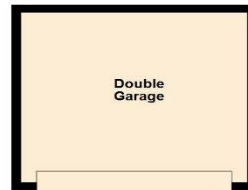
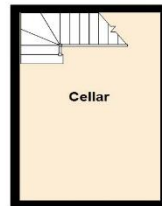
**EPC:** EPC Rating – 31|F.

**Council Tax Band:** The property is valued in Band "G"

**Directions:** For satellite navigation use the post code LL11 2SF. From the city centre proceed on the A5152 Chester Road. The property will be seen on the left-hand side opposite the Nine Acre playing field immediately after the right turning onto Westminster Drive.



**Basement**  
Approx. 15.3 sq. metres (164.3 sq. feet)



**Ground Floor**  
Approx. 196.8 sq. metres (2117.9 sq. feet)



**First Floor**  
Approx. 106.9 sq. metres (1150.4 sq. feet)



**Second Floor**  
Approx. 58.6 sq. metres (630.9 sq. feet)

