

# BOWEN

PROPERTY SINCE 1862



Asking Price £130,000

55 Empress Road, Wrexham LL13 7UW

🏠 2 Bedrooms

🚿 1 Bathroom

## 55 Empress Road, Wrexham LL13 7UW

### General Remarks



Located on the fringes of the city centre the property is located on a one way street, with on road parking on both sides of the road, and is not overlooked to the front with a cemetery opposite. With two double bedrooms and first floor bathroom, open-plan living-dining together with contemporary kitchen / breakfast room. Within walking distance of the City Centre, Bellevue Park and Erddig National Trust Parkland. Excellent potential for rental investment or an ideal first time buyer property. The property is also offered for sale with the benefit of no onward chain.

### Accommodation

#### On The Ground Floor:

**Lounge:** 13' 6" x 11' 1" (4.11m x 3.38m) Laminate wood flooring. Power points. Telephone point. Two wall-light fittings. Ceiling light fitting. Double glazed window. Feature fireplace with tiled hearth and inset having wooden surround. Radiator. Decorative coving. Solid wooden entrance door with fan-light above. Cupboards housing gas meter and electric consumer unit. Through to:

**Dining Room:** 11' 11" x 10' 4" (3.64m x 3.14m) Laminate wood flooring. Radiator. Power points. Double glazed window to rear. Ceiling light fitting. Smoke alarm. Decorative coving. Concealed staircase with door to First Floor Landing.

**Kitchen/Breakfast Room:** 19' 11" x 6' 7" (6.06m x 2.01m) Comprising a range of white wall and base units with soft-close system and a tiled splash-back with wooden-effect laminate work top surfaces. One-and-a-half bowl stainless steel sink unit with draining-board. Plumbing and space for a washing machine. Gas cooker with extractor hood over. Space for a tall fridge freezer. Three double glazed windows. Tiled flooring. Power points. Two ceiling light fittings. Heat detector. Large cupboard under-stairs. Solid wooden door leading out to the rear garden.



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**Staircase to First Floor:** Ceiling light fitting. Thermostat control for the gas central heating boiler.

**Landing:** Fitted carpet. Radiator. Power points. Ceiling loft hatch. Ceiling light fitting. Smoke alarm.

**Bedroom 1:** 12' 6" x 11' 1" (3.80m x 3.39m) Fitted carpet. Two double glazed windows. Power points. Radiator. Ceiling spot-lights. Decorative coving. Range of fitted wardrobes with bridging boxes above. Telephone point.

**Bedroom 2:** 11' 11" x 8' 2" (3.64m x 2.50m) Laminate wood flooring. Double glazed window. Ceiling light fitting. Radiator. Power points.

**Bathroom:** 9' 3" x 6' 8" (2.83m x 2.03m) Comprising a three piece white suite to include low level w.c., pedestal wash hand basin and a panelled bath with chrome taps and a shower attachment over. Part tiled walls. Frosted double glazed window. Radiator. Flush ceiling light fitting. Exposed floorboards. Cupboard housing the "Ideal Esprit Eco 2" gas central heating boiler.

**Outside:** Located on a one-way street on the outskirts of the City Centre. On-Street Parking available on either side of the road. Open aspect to front elevation towards Wrexham Cemetery. Low maintenance yard to front of property. Small yard to rear with gated access to a paved and gravel garden.





**Outside Continued:**

Outdoor tap. Shared access to the row of terraces at the rear. Fenced boundaries.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Ideal Esprit Eco 2" gas-fired boiler situated in the Bathroom.

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

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

**EPC:** EPC Rating - 59|D.

**Council Tax Band:** The property is valued in Band "C".

**Directions:** For satellite navigation use the post code LL13 7UW. Follow the inner ring road down Bradley Road. After passing through the traffic lights by Speedy Hire at the junction with Ruthin Road take the second right onto Bersham Road. Turn second left into Empress Road where the property will be seen on the left-hand side.



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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.

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