



BOWEN

PROPERTY SINCE 1862

Asking Price £210,000

3 Bedrooms 1 Bathroom

26 Beechley Road, Hightown,
Wrexham LL13 7BA

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General Remarks

This beautifully presented three bedroom bay fronted property boasts two reception rooms together with a contemporary-style kitchen and shower room. Internally the property still retains a wealth of character features which really enhance the living space. Double glazed throughout and with a modern combination boiler, the internal layout briefly comprises an entrance hallway with a quarry tiled floor, living room with a bay window, dining room, kitchen, inner hallway, downstairs w.c., utility room, landing, main bedroom, two further bedrooms and a spacious shower room. In summary, a cracking family home and an early viewing is advised.



Accommodation

On The Ground Floor:

Entrance Hallway: Double glazed composite door to the front elevation with side panels. Stained glass internal door. Quarry tiled floor. Radiator. Picture rail. Dado rail. Coved ceiling.

Living Room: 15' 11" x 13' 8" (4.84m x 4.16m) including the bay. PVCu double glazed bay window to the front elevation. Exposed wooden floorboards. Radiator. Feature fire surround. Coved ceiling.

Dining Room: 13' 0" x 12' 4" (3.95m x 3.77m) PVCu double glazed window to the rear elevation. Exposed wooden floorboards. Radiator. Picture rail. Coved ceiling. Built-in shelving.

Kitchen: 10' 4" x 9' 11" (3.14m x 3.02m) PVCu double glazed window to the side elevation. White wall and base units with complementary wood-effect work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Electric point for cooker. Cooker hood. Space for a fridge/freezer. Wall tiling.

Rear Hallway: Radiator.

Downstairs WC: PVCu double glazed window to the side elevation. White two piece suite comprising a low level w.c. and pedestal wash hand basin. Wall tiling. "Glow-Worm" combination boiler.

Utility Room: 6' 10" x 6' 9" (2.09m x 2.07m) PVCu double glazed door and window to the side elevation. White base units with complementary wood-effect work surfaces. Stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine. Wall tiling.

On The First Floor:

Landing: Attic hatch. Dado rail. Picture rail.

Bedroom 1: 15' 8" x 11' 0" (4.77m x 3.36m) including the bay. PVCu double glazed bay window. Radiator.

Bedroom 2: 13' 0" x 12' 5" (3.96m x 3.79m) PVCu double glazed window to the rear elevation. Exposed wooden floorboards. Radiator.

Bedroom 3: 9' 4" x 7' 7" (2.85m x 2.32m) PVCu double glazed window to the front elevation. Radiator. Wood-effect flooring.

Shower Room: 10' 0" x 9' 11" (3.04m x 3.02m) PVCu double glazed windows to the rear and side elevations. White three piece suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Wall tiling. Radiator.

Outside: Externally the rear garden combines a paved Patio leading off the Utility Room with a lawned section bordered by planted beds and fruit trees. There is also a second Seating Area and two brick Outbuildings.









Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Glow-Worm" gas-fired boiler situated in the Downstairs WC.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 68|D.

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

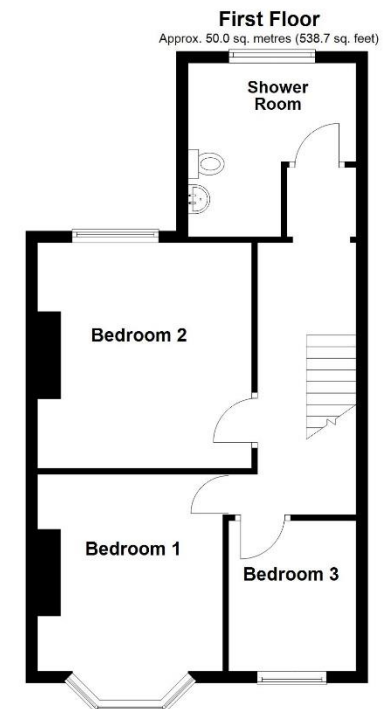
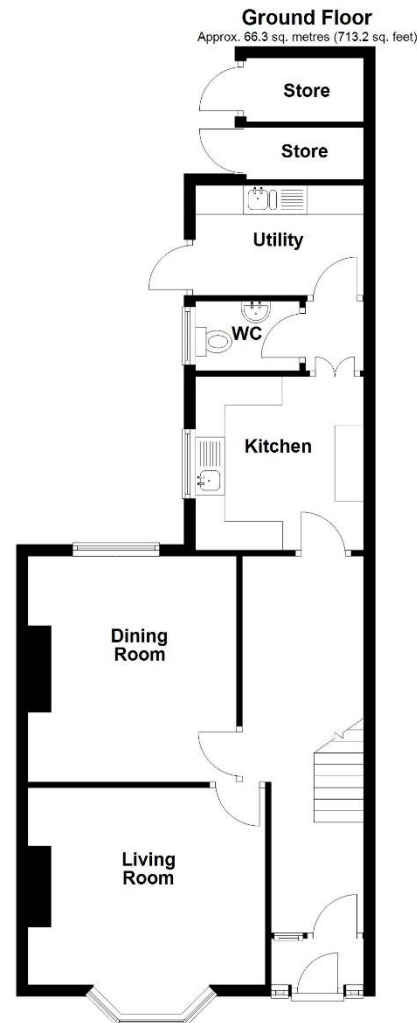
Directions: For satellite navigation purposes use the post code LL13 7BA. Follow the inner ring road along Brook Street and St. Giles Way to a set of traffic lights at which turn right onto Salop Road. At the next set of traffic lights turn right into Bennions Road and then take the second left onto Beechley Road, where the property will be observed on the right-hand side of the road.

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