

BOWEN

PROPERTY SINCE 1862



Asking Price £135,000

4 Benjamin Road, Wrexham LL13 8EE

🛏 2 Bedrooms

🚿 1 Bathroom

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General Remarks

A modernised bay-fronted inter-terraced town house situated within a popular street on the fringe of the city centre. The house is double-glazed and gas centrally heated and has a parking space to the front and a yard to the rear. There are two reception rooms, fitted kitchen with appliances with two bedrooms and bathroom on the first floor. Ideal first home or investment.

Accommodation

On The Ground Floor:

Living Room: 13' 3" x 11' 3" (4.03m x 3.42m)

Approached through a double glazed Georgian-style door. Double glazing to bay window. Laminate pine-effect flooring. Radiator. Intruder alarm control. Central heating thermostat. Pine fire surround with fitted living flame coal-effect gas fire. Telephone point. Archway to:

Dining Room: 12' 9" x 10' 4" (3.88m x 3.15m) Laminate pine-effect flooring. Double glazed window. Radiator. Understairs storage cupboard. Telephone point. Television aerial point.

Kitchen: 8' 2" x 6' 10" (2.50m x 2.09m) Fitted with a range of white reed-panel effect fronted units comprising stainless steel single drainer sink unit set into a range of base storage cupboards having space for refrigerator. Separate drawer pack. Laminate granite-effect topped work surfaces. Range of matching suspended wall cupboards. Note: The current owners have provided a fitted refrigerator and cooker with cooker hood above. Tiling to work areas. Tiling to floor. Double glazed window. PVCu back door.

On The First Floor:

Landing: 12' 10" x 4' 11" (3.90m x 1.49m) Loft access-point to insulated roof space. Smoke alarm.

Bedroom 1: 13' 3" x 11' 2" (4.05m x 3.41m) Radiator. Two double glazed windows. Intruder alarm control.

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.

Bedroom 2: 12' 9" x 8' 0" (3.89m x 2.45m) Radiator. Laminate timber-effect flooring. Double glazed window.

Bathroom: 8' 2" x 6' 11" (2.49m x 2.10m) Fitted with a modern three piece white suite comprising a close flush w.c., pedestal wash hand basin and panelled bath having instant heat electric shower fitted above. Fitted glazed shower screen. Extractor fan. Half tiling to walls with full tiling to shower area. Double glazed window. Airing cupboard containing wall mounted "Worcester" gas-fired combination-type central heating boiler.

Outside: To the front elevation there is a gravelled Parking Forecourt with pathway leading to the front door. At the rear there is an enclosed paved Yard bounded by brick walling.

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

Tenure: Freehold. Vacant Possession on Completion.





Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 67|D.

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

Directions: From the Agents Wrexham Offices proceed down Regent Street continuing into Hill Street (passing through the city centre) descending the hill to the junction with Brook Street. Turn left onto Brook Street and at the traffic lights continue ahead onto St. Giles Way. At the traffic lights turn left and at the mini-roundabout turn right onto Caia Road. Continue over the brow of the hill and at the junction proceed straight across onto Benjamin Road. The property will be observed after a short distance on the right-hand side.



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