



74 Beechley Road, Wrexham, LL13 7BA
Offers In Excess Of £230,000

A spacious 4 bedroom semi detached family home with an attractive bay window fronted design located in an established residential area within walking distance of the city centre and all its amenities including a choice of schools and public transport. Enjoying a sunny aspect rear garden, the light and bright accommodation with traditional high ceilings and period features briefly comprises a welcoming entrance hall with stairs to 1st floor, bay window lounge with the warmth of a log burner and double doors opening to the dining/sitting room with Upvc French doors leading out to the rear garden. Fitted kitchen breakfast room providing a practical and sociable space, utility room and cloaks/w.c. The 1st floor landing with gallery over stairwell connects the 4 bedrooms and family bathroom. To the front of the home, a gated path alongside decorative gravel leads to the entrance door and a side path with gate gives access to the private and sunny aspect rear garden that includes a patio area for outdoor relaxing and lawn all within partial brick wall and fencing to provide a safe and secure environment. Energy Rating - D (64)

LOCATION

Beechley Road is conveniently located within walking distance of the City centre with its excellent range of amenities, public transport, restaurants and leisure facilities. St Joseph's Secondary School and St Giles Primary School are within easy reach together with the picturesque National Trust Parkland at Erddig. Good road links allow for daily commuting to the Wrexham Industrial Estate, the A483 bypass that connects Wrexham to Chester and the Maelor Hospital.

DIRECTIONS

From the city centre proceed along the A525 up Salop Road passing Lidl on your right. At the traffic lights turn right onto Salisbury Road and then left into Bennions Road, take the next left onto Beechley Road and the property will be observed on the right.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

HALLWAY

Having high ceilings which continue throughout the ground floor, dado rail, cornice to ceiling, radiator, staircase to first floor landing and six panel doors off.

LOUNGE 12'8 x 12'0 (3.86m x 3.66m)

Featuring upvc double glazed walk-in bay window to front, log burner set within chimney breast with timber mantel, wall light point, cornice ceiling, radiator and double doors opening to:

DINING ROOM 11'9 x 10'9 (3.58m x 3.28m)

Upvc double glazed French doors leading to the rear garden, radiator, recessed shelving within former chimney breast and wall light point.

KITCHEN/BREAKFAST ROOM 16'1 x 9'5 (4.90m x 2.87m)

A good sized practical space having the benefit of fitted base and wall cupboards with work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, integrated dishwasher, four ring gas hob with oven/grill below, part tiled walls, two upvc double glazed windows, glass fronted wall mounted display cabinets, Worcester gas combination boiler, space for fridge freezer, radiator, wood effect flooring and six panel door opening to:

UTILITY ROOM 9'5 x 6'4 (2.87m x 1.93m)

Radiator, quarry tiled floor, plumbing for washing machine, space for tumble dryer, space for freezer, upvc part glazed external door and six panel door opening to:

CLOAKS/W.C

Appointed with a wash basin within vanity unit, low flush w.c, radiator, upvc double glazed window and tiled flooring.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, dado rail, ceiling hatch to roof space, radiator and six panel doors off.

BEDROOM ONE 12'9 x 11'5 (3.89m x 3.48m)

Upvc double glazed window to front, radiator and coving to ceiling.

BEDROOM TWO 12'2 x 11'9 (3.71m x 3.58m)

Upvc double glazed window to rear and radiator.

BEDROOM THREE 9'5 max x 9'5 (2.87m max x 2.87m)

Upvc double glazed window to rear, radiator and built-in storage cupboard.

BEDROOM FOUR 9'4 x 5'9 (2.84m x 1.75m)

Upvc double glazed window to front, radiator and coving to ceiling.

BATHROOM

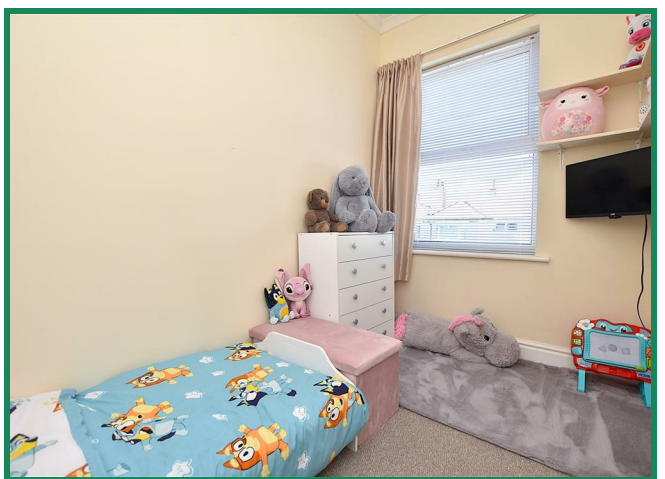
Appointed with a white suite of P shaped bath with shaped shower screen and mains thermostatic shower, low flush w.c, pedestal wash basin with mixer tap, chrome heated towel rail, upvc double glazed window, fully tiled walls and extractor fan.

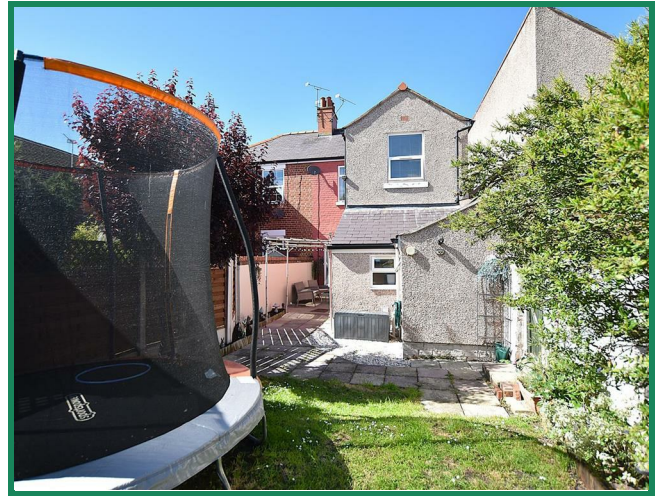
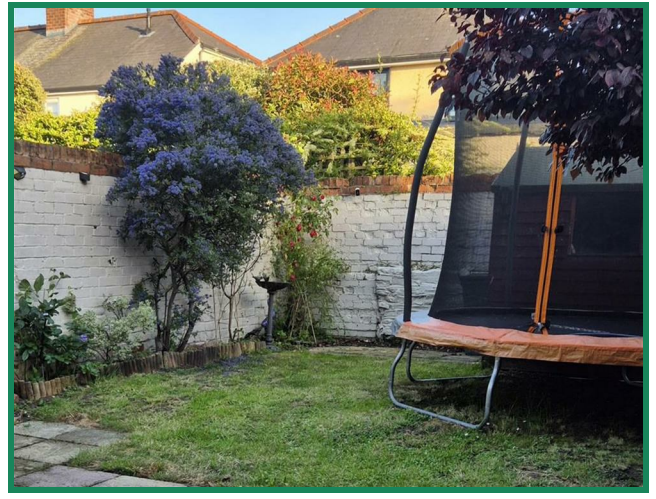
OUTSIDE

A gated path leads to the entrance door alongside an enclosed decorative gravelled garden with low level brick privacy wall. The rear garden enjoys a sunny aspect and provides a pleasant outdoor entertaining area to include a patio area, lawn, part brick garden wall and part timber fencing and side gate for access.

PLEASE NOTE

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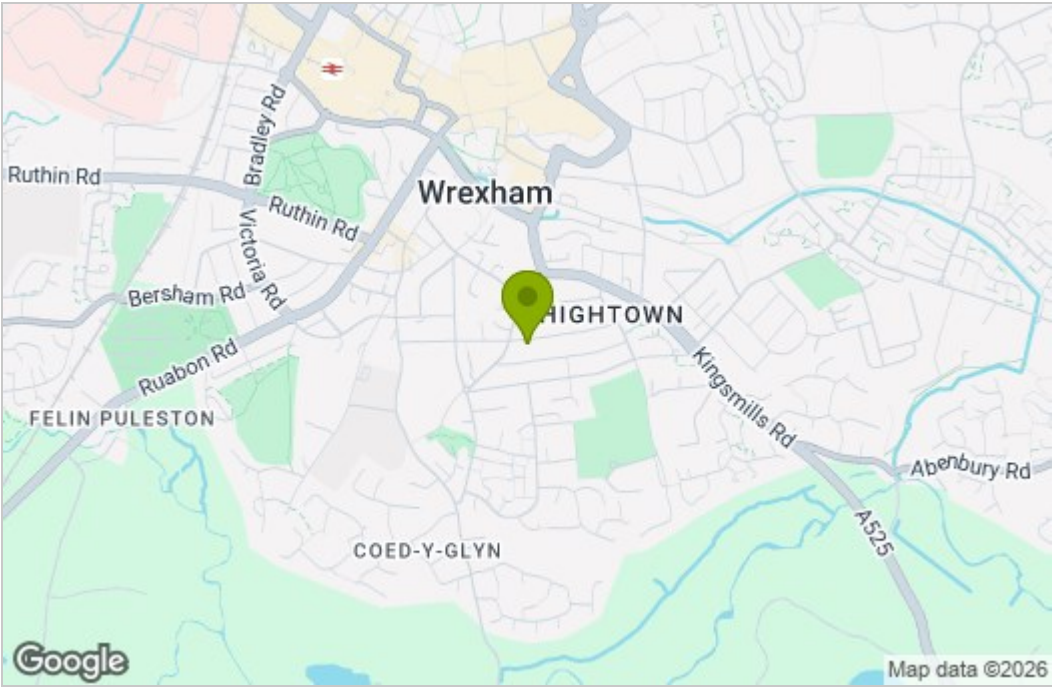


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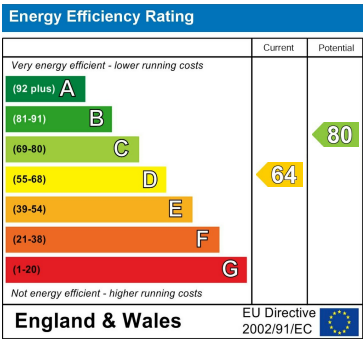
Floor Plan



Area Map



Energy Efficiency Graph



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