



Offers in the region of £95,000

38 Broughton Road, Lodge,
Wrexham LL11 5NG

 2 Bedrooms

 1 Bathroom

38 Broughton Road, Lodge, Wrexham LL11 5NG



General Remarks

A plaque on the front of the property indicates that it was built in 1876. The accommodation, which requires modernisation comprises an enclosed porch; entrance hall; living room; dining kitchen; rear hall; bathroom; landing to two double bedrooms. Central heating is effected by a modern "Vaillant" gas fired boiler and PVCu double glazing is installed. There is a small slate covered front garden. The side path has been adapted to allow motorcycle access and there is a block-built store at the rear. Large, terraced rear garden area extending up to an old railway line. EPC Rating - 43|E.

Location: The property occupies a pleasant position elevated above the roadway with views to the front to open ground and the Community Hall. Lodge is situated on the B5101 between the villages of Southsea and Brymbo some three miles from Wrexham.

Constructed of brick and rendered external elevations beneath a re-slated main roof with a flat roofed extension to the rear.

Accommodation

On The Ground Floor:

Enclosed Porch: 5' 0" x 3' 8" (1.52m x 1.12m) PVCu panelled entrance door with sealed unit double glazed side windows.

Hallway: Staircase leading off.

Living Room: 11' 0" x 11' 0" (3.35m x 3.35m) Radiator.

Dining Kitchen: 14' 0" x 11' 0" (4.26m x 3.35m) excluding understairs recess. Single drainer stainless steel sink unit inset into a range of five-doored base units with extended work surfaces, beneath which there is plumbing for a washing machine. Four-doored suspended wall cabinets. Gas cooker point. Radiator.

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Rear Hall: 6' 4" x 2' 9" (1.93m x 0.84m) Part double glazed PVCu framed door.

Bathroom: 9' 0" x 5' 10" (2.74m x 1.78m) Fitted three piece white suite comprising a corner jacuzzi bath with a screen and "Triton" electric shower above, pedestal wash hand basin and low level w.c. Electric shaver point. Radiator.

On The First Floor:

Landing:

Bedroom 1: 14' 0" x 11' 2" (4.26m x 3.40m) Corner cupboard accommodating the "Vaillant" combination gas fired boiler. Radiator.

Bedroom 2: 11' 0" x 11' 0" (3.35m x 3.35m) excluding recess over stairs. Radiator.

Outside: Small raised slate-covered front garden. Side pathway to a concreted rear yard with a block-built Motorbike Shed/Store 13'3" x 8'8" (4.03m x 2.64m). Large, terraced rear garden. Outside tap.



Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Vaillant" combination gas fired boiler situated in the cupboard off the Main Bedroom.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

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

Directions: For satellite navigation use the post code LL11 5NG. Leave Wrexham on the Mold Road continuing to the roundabout by B & Q at which turn left signposted B5101 Brymbo. At the next mini-roundabout bear right beneath the flyover and then continue through the villages of Caego, New Broughton and Southsea. On entering Lodge continue until the property will be observed on the right directly opposite the Community Hall on the left.



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 expressively 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.