

BOWEN

PROPERTY SINCE 1862



Asking Price £130,000

67 Benjamin Road, Wrexham LL13 8EG

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

Located within close proximity of the city centre this two bedroom mid-terrace property boasts two reception rooms together with an upstairs bathroom, double glazed windows and a combination boiler. The property was subject to some external grant work in the early 2000s and is offered for sale with the benefit of NO ONWARD CHAIN. Internally the living accommodation briefly comprises an entrance hallway, living room with double doors leading through to the dining room, kitchen, landing, main bedroom with built-in wardrobes, further double bedroom and a family bathroom complete with a white suite. An early viewing is advised as this property is sure to appeal to both first time buyers and rental investors alike.

Accommodation

On The Ground Floor:

Entrance Hallway: PVCu double glazed door to the front elevation. Wood-effect flooring. Radiator. Dado rail. Coved ceiling.

Living Room: 12' 4" x 9' 10" (3.76m x 3.00m) PVCu double glazed window to the front elevation. Radiator. Wood-effect flooring. Feature fire surround. Double doors leading through to:

Dining Room: 13' 3" x 10' 3" (4.04m x 3.12m) PVCu double glazed window to the rear elevation. Radiator. Wood-effect flooring. Understairs storage cupboard.

Kitchen: 9' 5" x 8' 0" (2.86m x 2.45m) PVCu double glazed door and window to the side elevation. PVCu double glazed window to the rear elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl sink and drainer unit with mixer tap. Integral gas hob. Cooker hood. Integral oven. Plumbing for washing machine. Space for fridge. Wall tiling.

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Your home may be repossessed if you do not keep up repayments on your mortgage

On The First Floor:

Landing: Attic hatch. Dado rail.

Bedroom 1: 12' 3" x 10' 11" (3.74m x 3.34m) to the wardrobes. Two PVCu double glazed windows to the front elevation. Radiator. Built-in wardrobes.

Bedroom 2: 13' 2" x 7' 10" (4.01m x 2.38m) PVCu double glazed window to the rear elevation. Radiator. Wood-effect flooring.

Bathroom: 9' 6" x 8' 2" (2.90m x 2.49m) PVCu double glazed window to the rear elevation. White three piece suite comprising a corner bath, low level w.c. and pedestal wash hand basin. Wall tiling. Radiator.

Down-lighters. Cupboard housing a "Baxi" combination boiler.

Outside: Externally there is a low maintenance garden to the front of the property whilst the rear garden combines a courtyard with two small Outhouses and a paved Patio.

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





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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 54|E.

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

Note: The vendor of the property is related to a Member of Staff at Bowen.

Directions: From Tesco's roundabout proceed along Farnon Street and then into Smithfield Road. At the roundabout take the first exit and continue along Smithfield Road and then take the third turning on the right into Benjamin Road and the property will be observed on the right-hand side after approximately 100 metres.

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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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