

55 Benjamin Road, Wrexham, LL13 8EG

Asking Price: £120,000

A thoroughly modernised inter-terraced property having had the benefit of a full former upgrade of the external fabric including roof, windows etc. with Grant Assistance. The property comprises two reception rooms, modern fitted kitchen and bathroom, with three bedrooms on the first floor. Externally there is a front paved forecourt, rear paved yard and paved garden area beyond. Ideal investment or first home. EPC Rating - 'D67'.



55 Benjamin Road, Wrexham, LL13 8EG

- Thoroughly Modernised Inter-Terraced Property
- Benefit of Full Former Upgrade
- To include Roof, Windows etc.
- 2 Reception Rooms. Kitchen
- Bathroom. Three Bedrooms
- Forecourt. Yard. Garden Area

The Accommodation

(with approximate room dimension) on The Ground Floor comprises :-

Entrance Vestibule

to:

Entrance Hall

11' 9" x 3' 1" (3.58m x 0.93m)

Approached through a double glazed door. Cornice finish to ceiling.

Dining Room/No. 1 Letting Bedroom

12' 3" x 9' 2" (3.74m x 2.79m)

Radiator. Double glazed window. Built-in louvred-door storage cupboard to recess. Wall mounted "Worcester" gas fired combination central heating boiler. Smoke alarm. Fire door.

Living Room

13' 2" x 9' 9" (4.01m x 2.98m)

Recessed living flame coal effect gas fire. Radiator. Double glazed window. Smoke alarm.



Kitchen

9' 3" x 6' 7" (2.81m x 2.01m)

Fitted with painted timber effect panel-fronted units comprising composite one-and-a-half-bowl single drainer sink unit set into a double base storage cupboard having matching drawer pack. Further double base cupboards with matching double suspended wall cabinets. Fitted electric oven and grill with four-ring gas hob and filter hood above. Two double glazed windows. Tiling to work areas. Space for fridge/freezer. Space with plumbing for automatic washing machine. Extractor fan. Cupboard to understairs. Heat detector.

Rear Lobby

5' 0" x 2' 10" (1.53m x 0.86m)

Louvred-door storage cupboard. Double glazed back door.

Bathroom

6' 8" x 6' 7" (2.03m x 2.00m)

Fitted with a modern three piece white suite comprising a close flush w.c., pedestal wash hand basin and panelled bath. Instant heat electric over-bath shower. Half tiling to walls with full tiling to shower. Radiator. Double glazed window. Extractor fan.

On The First Floor:

Landing

Smoke alarm. Carbon monoxide detector.

No. 1 Bedroom

12' 6" x 12' 4" (3.81m x 3.75m)

Double glazed window. Radiator. Smoke alarm.



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.

No. 2 Bedroom

13' 2" x 7' 3" (4.02m x 2.22m)

Double glazed window. Radiator. Smoke alarm.

No. 3 Bedroom

9' 5" x 7' 0" (2.88m x 2.14m)

Radiator. Double glazed window. Smoke alarm.

Note:

The property is presently registered with Wrexham County Borough Council as an HMO (House in Multiple Occupation) until 2026. There is current compliance with fire doors and integrated wired-in smoke alarms, heat detectors and carbon monoxide detectors etc. The property is also perfectly habitable by a self owner-occupier. If a buyer wished to continue with the property as an investment HMO then they would require an individual licence.

Outside:

To the front elevation there is an enclosed forecourt with walled garden, secure gate and pathway leading to the front door. At the rear there is an enclosed yard with gate leading to a low maintenance garden beyond.

Viewing:

By prior appointment with the Agents.

Council Tax Band:

The property is valued in Band "B".

Directions:

From the Agents Wrexham Offices proceed down Regent Street past McDonald's Restaurant, descending Hill Street to the junction with Brook Street at which turn left. At the traffic lights continue ahead onto St. Giles Link Road and at the next traffic lights turn left and at the next roundabout turn right onto Caia Road. At the junction of Caia Road and Hightown Road continue straight across onto Benjamin Road and continue until the property is observed on the left-hand side.



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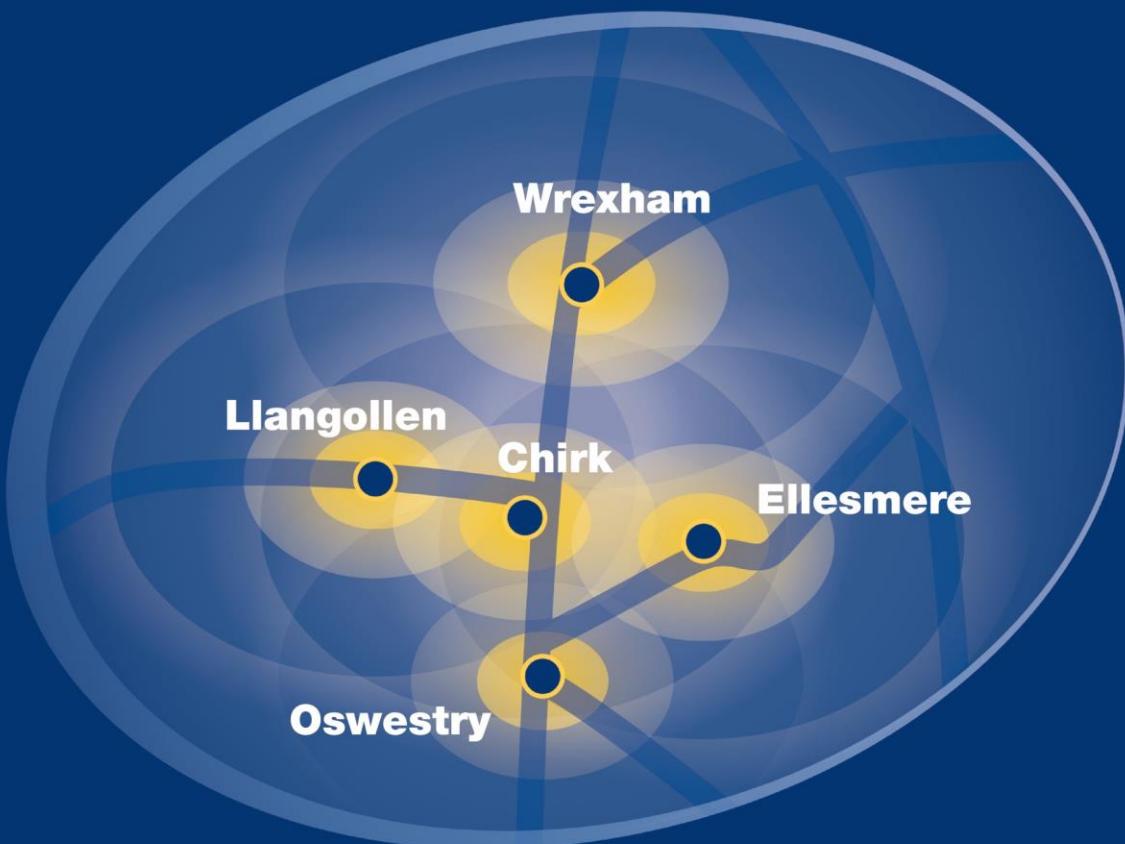
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