

# BOWEN

PROPERTY SINCE 1862



Asking Price £110,000

26 Benjamin Road, Wrexham LL13 8EE

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🛏 2 Bedrooms

🚿 1 Bathroom



## 26 Benjamin Road, Wrexham LL13 8EE

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### General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this two bedroom, two reception room mid-terrace house occupies a convenient position within striking distance of the city centre. With double glazed windows and a "Worcester" combination boiler, the property is in need of some cosmetic improvements but does have the advantage of external Grant work having previously been carried out. Internally the property briefly comprises an entrance hallway; living room; dining room; kitchen; landing; main bedroom; further double bedroom and a family bathroom complete with white suite. EPC Rating - 69/C.

**Location:** Situated within walking distance of the city centre and Eagles Meadow Shopping Centre, there is a wide range of local amenities nearby including Eateries, Pubs, Shops and the Indoor Market. Schooling for all age groups can also be found in the area.

### Accommodation

#### On The Ground Floor:

**Entrance Hallway:** PVCu double glazed door to the front elevation. Wood-effect flooring. Radiator.

**Living Room:** 13' 9" x 10' 4" (4.19m x 3.14m) maximum. PVCu double glazed bay window to the front elevation. Wood-effect flooring. Radiator.

**Dining Room:** 13' 0" x 10' 8" (3.95m x 3.24m) PVCu double glazed window to the rear elevation. Radiator. Feature fire surround.

**Kitchen:** 8' 11" x 7' 2" (2.72m x 2.18m) PVCu double glazed door and window to the side elevation. Wall and base units with complementary wood-effect work surfaces. Stainless steel sink and double drainer unit with mixer tap. Space for electric cooker. Cooker hood. Plumbing for dishwasher. Space for fridge/freezer. Understairs storage cupboard.

**Rear Porch:** 7' 5" x 5' 9" (2.25m x 1.75m) Wood-glazed door and side panels to the rear elevation.



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**Outhouse:** Wooden door to the side elevation.  
PVCu double glazed window to the side elevation.  
Plumbing for washing machine. Low level w.c.

**On The First Floor:**

**Landing:** Attic hatch.

**Bedroom 1:** 13' 11" x 11' 3" (4.24m x 3.43m) Two  
PVCu double glazed windows to the front elevation.  
Radiator.

**Bedroom 2:** 13' 0" x 8' 8" (3.96m x 2.63m) PVCu  
double glazed window to the rear elevation. Radiator.

**Bathroom:** 8' 11" x 7' 2" (2.71m x 2.18m) PVCu  
double glazed window to the rear elevation. White  
three piece suite comprising a panelled bath, low level  
w.c. and pedestal wash hand basin. Radiator. Wall  
tiling. Cupboard housing a "Worcester" combination  
boiler.

**Outside:** Externally there is an enclosed courtyard to  
the rear of the property together with an attached  
Outbuilding and a lawned section. The Outbuilding  
has power and lighting and could be used as a Utility  
Room/WC.





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

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

**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 continuing into Hill Street passing through the city centre and 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 into Benjamin Road and the property will be observed after a short distance on the right-hand side of the road.



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.