

# BOWEN

PROPERTY SINCE 1862



Asking Price £190,000

24 Bersham Road, Wrexham LL13 7UP

🛏 3 Bedrooms

🚿 2 Bathrooms



# 24 Bersham Road, Wrexham LL13 7UP



## General Remarks

**NO CHAIN.** A traditional three bedroom bay fronted semi-detached property located a short distance from the City Centre. Providing well-proportioned living accommodation which in brief comprises an entrance hallway, lounge and dining room, kitchen with additional utility space and ground floor shower room. Three bedrooms occupy the first floor together with a shower room. Low maintenance and level garden to rear.



## Accommodation

### On The Ground Floor:

**Entrance Hallway:** Tiled flooring. Part tiled walls. Power points. Part glazed PVCu external door with fan-light above. Part glazed stained glass solid timber door through to the Hallway.

**Hallway:** Laminate flooring. Radiator. Ceiling smoke alarm. Ceiling light fitting. Power points. Staircase leading to First Floor.

**Lounge:** 12' 0" x 11' 11" (3.66m x 3.64m) Laminate flooring. Glazed window into the bay. Picture rail. Decorative coving. Ceiling light fitting. Power points. Radiator. Stone-effect electric fire with a tiled hearth and inset having wooden surround and mantel-piece. Gas meter.

**Dining Room:** 13' 0" x 12' 6" (3.97m x 3.82m) Laminate flooring. Radiator. Power points. Picture rail. Ceiling light fitting. Fully glazed PVCu door leading out onto the garden. Fire surround and hearth.

## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

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

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.

**Kitchen:** 13' 8" x 8' 11" (4.17m x 2.72m) Comprising a range of beech-effect wall and base units with laminate work-top surfaces and upstand. Part tiled walls. Power points. Double glazed window to side. Strip-light fitting. One-and-a-half-bowl stainless steel sink unit with draining-board. Free-standing gas cooker point with an extractor hood above. Radiator. Space for a tall fridge freezer. Stop-cock. Understairs storage cupboard with electric meter and consumer unit. Tiled flooring throughout.

**Utility Room:** 7' 0" x 6' 10" (2.13m x 2.09m) Tiled flooring. Power points. Plumbing and space for a washing machine. Part glazed PVCu door to side. Range of fitted cupboards. Two ceiling light fittings. Wall mounted "Worcester 35 cbi" gas central heating boiler.

**Ground Floor Shower Room:** 6' 8" x 5' 3" (2.02m x 1.59m) Comprising a low level w.c. and corner wash hand basin set into a vanity unit. Fully tiled walls. Radiator. Tiled flooring. Extractor fan. Ceiling flush light fitting. Frosted double glazed window to side. Fully tiled walk-in shower cubicle with an "Aquatic 1" electric shower unit.









### On The First Floor:

**Landing:** Fitted carpet. Dado rail. Power points. Frosted double glazed window. Telephone point.

**Bedroom 1:** 12' 7" x 12' 0" (3.83m x 3.67m) Fitted carpet. Two double glazed windows to front elevation. Radiator. Power points. Ceiling light fitting. Picture rail. Fitted mirror sliding-doored wardrobe.

**Bedroom 2:** 13' 1" x 9' 10" (3.98m x 3.00m) Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light fitting. Picture rail.

**Bedroom 3:** 9' 0" x 7' 5" (2.75m x 2.27m) Fitted carpet. Double glazed window. Power points. Radiator. Ceiling light fitting.

**Shower Room:** 5' 10" x 5' 6" (1.79m x 1.68m) Comprising a three piece white suite to include a low level w.c., pedestal wash hand basin and a corner walk-in fully tiled shower cubicle with a "Triton" electric shower. Vinyl flooring. Fully tiled walls. Radiator. Flush ceiling light fitting. Extractor fan. Frosted double glazed window.

**Outside:** To the front of the property there is potential to create off-road parking. Gated side access. Outdoor tap. A level rear garden which is mainly laid with paved patio slabs. Fence and wall boundaries.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester 35 cbi" gas-fired boiler situated in the Utility Room.

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

**EPC:** EPC Rating - Awaited.

**Council Tax Band:** The property is valued in Band "C".

**Directions:** From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn left onto Bradley Road. Continue to the mini-roundabout continuing straight across again onto Bradley Road and at the traffic lights continue ahead once again onto Victoria Road. Continue and take the second turning right onto Bersham Road, when the property will be observed after a short distance on the right-hand side.



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