



Asking Price £220,000

67 Beechley Road, Wrexham LL13 7AU

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3 Bedrooms

1 Bathroom

# 67 Beechley Road, Wrexham LL13 7AU



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### General Remarks

A traditional bay-fronted semi-detached house situated in a popular and established residential street. The property has full double-glazing and gas-fired central heating and benefits from extended accommodation to the rear, which has enlarged the kitchen and the lounge. There is a separate dining room and a useful ground floor WC. To the first floor there are three bedrooms, a modern bathroom with a separate WC. Parking is to a brick paved driveway. The gardens are level and established with a pergola and patio. Many original features including block flooring etc. Viewing recommended. EPC Rating - 54|E.

### Accommodation

#### On The Ground Floor:

**Entrance Porch:** 4' 3" x 3' 1" (1.29m x 0.95m)  
Approached through a double glazed door. Double glazed side reveal. Tiled floor. Inner panelled and part glazed door to:

**Reception Hall:** 14' 1" x 6' 6" (4.30m x 1.97m)  
maximum. Understairs storage cupboard off.  
Woodblock flooring. Coved finish to ceiling. Dado rail. Radiator. Double glazed window. Smoke alarm.

**Dining Room:** 12' 5" x 11' 0" (3.78m x 3.36m)  
Double glazing to bay window. Woodblock floor in herringbone pattern. Picture rail. Two wall up-lighters. Fitted fire surround with marbled insert and hearth having fitted living flame coal-effect gas fire in brass-finished surround. Radiator. Coved finish to ceiling. Television aerial point. Part glazed door to Reception Hall.

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.

**Lounge:** 17' 11" x 11' 0" (5.46m x 3.36m)  
Marble fire surround and hearth with fitted living  
flame coal-effect gas fire. Picture rail. Radiator.  
Television aerial point. Sliding double glazed  
patio door to rear garden.

**Kitchen:** 11' 0" x 10' 8" (3.35m x 3.24m) Fitted  
with a range of white laminate panel-fronted  
units comprising composite slate-effect one-and-  
a-half-bowl single drainer sink unit set into range  
of base storage cupboards having space with  
plumbing for automatic washing machine and  
spaces for refrigerator and front-opening freezer.

Fitted gas oven with grill and four-ring hob  
together with glazed-fronted wine chiller.  
Concealed cooker hood. Range of matching  
suspended wall cupboards featuring two glaze-  
fronted display cabinets with central shelving  
and storage drawer. Radiator. Tiling to floor.  
Tiling to work areas. Double glazed window.  
Tongue and groove finish to ceiling. Television  
aerial point. Part glazed door to Reception Hall.

**Pantry (off):** With wall mounted "Ideal" gas-  
fired central heating boiler. Space with plumbing  
for automatic washing machine.





**Ground Floor Cloakroom:** 3' 7" x 3' 0" (1.09m x 0.92m) Fitted with close flush w.c. and wash hand basin. Tongue and groove walls to dado height. Tiled-effect flooring.

**Rear Porch:** With back door.

**On The First Floor:**

**Landing:** Loft access-point. Double glazed window. Smoke alarm.

**Bedroom 1:** 13' 3" x 10' 5" (4.04m x 3.17m) Double glazing to bay window. Television aerial point. Radiator.

**Bedroom 2:** 11' 1" x 10' 6" (3.38m x 3.20m) Picture rail. Double glazed window. Radiator.

**Bedroom 3:** 8' 3" x 7' 1" (2.51m x 2.16m) Radiator. Double glazed window.

**Bathroom:** 7' 0" x 5' 5" (2.14m x 1.65m) Fitted with a two piece period-style suite finished in white comprising a pedestal wash hand basin and panelled bath. The panelled bath has a vanity hair shower from a mixer tap attachment and an instant heat electric shower fitted above.

Parquet flooring. Travertine-effect tiling to walls with full tiling to shower and half tiling to basin. Border tiling. Tongue and groove finish to ceiling. Chrome finished heated towel rail. Double glazed window.

**Separate WC:** 6' 5" x 2' 5" (1.95m x 0.73m)

Fitted with a two piece white suite comprising a close flush w.c. and wall mounted wash hand basin. Tongue and groove finish to dado height. Fitted storage cupboard. Double glazed window. Parquet flooring.

**Outside:** To the front elevation there is a brick paved Parking Driveway. The front garden is laid to lawn with a circular central border having specimen tree. A gravelled pathway leads to the front door. At the side there is a secure gate leading to a potential Secondary Parking Area. To the rear of the property there is a lawned garden with paved Patio off the rear Living Room. In addition there is a gravel Hardstanding Area with Pergola over which previously provided a base for a hot tub.



The rear garden has well-defined boundaries with mature hedging and fences. There is further established planting with areas set behind trellis and further frame supporting creeping plants.

**Agent's Note:** Probate has been applied for.

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

**Tenure:** Freehold. Vacant Possession on Completion.

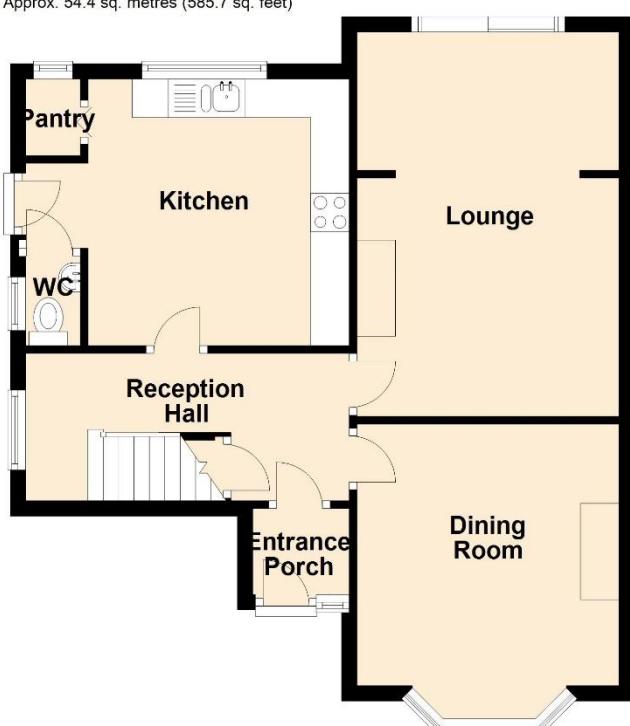
**Viewing:** By prior appointment with the Agents.

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

**Directions:** From the Agents Wrexham Offices proceed down Regent Street through the city centre into Hill Street and at the junction with Brook Street turn left. At the traffic lights turn right ascending Penybrynn hill taking the left-hand turning thereafter onto Chapel Street. Follow Chapel Street through the traffic calming measures and straight on into Salisbury Road. Continue almost the full length of the roadway before taking the right-hand turning onto Bennions Road. Take the first left-hand turning onto Beechley Road when the property will be observed after a short distance on the left-hand side.

### Ground Floor

Approx. 54.4 sq. metres (585.7 sq. feet)



### First Floor

Approx. 40.8 sq. metres (438.9 sq. feet)



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