

29 Beechley Road, Wrexham

Offers Over £170,000



- THREE BEDROOM
- SEMI-DETACHED
- 'CITY' CENTRE LOCATION
- TWO RECEPTION
- KITCHEN/UTILITY
- DOWNSTAIRS WC
- BATHROOM/WC
- ATTIC ROOM
- GARDEN FRONT AND REAR



## 29 Beechley Road, Wrexham

Reid and Roberts Estate and Letting Agents are delighted to welcome to the market this Three Bedroom Semi-Detached home situated within walking distance of Wrexham 'City' Centre.

In brief the property comprises; Entrance Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Utility/Office, Downstairs WC and Rear Conservatory/Porch all to the ground floor. To the first floor you will find Three Bedrooms, separate WC, Family Bathroom and stairs rising to a spacious Attic Room with eave storage.

Beechley Road is located just walking distance to numerous local amenities that Wrexham has to offer. Erddig National Trust is also just a short distance away as well as excellent transport links via the A483 to Chester/Manchester to the North and Shrewsbury/Oswestry to the South.

### Entrance Porch

1.98m x 0.71m (6'6" x 2'4")  
UPVC french doors leading into entrance porch. UPVC windows to the front elevation and side elevations. Tiled floor. Ceiling light point.

### Entrance Hall

4.54m x 0.95m (14'11" x 3'1")  
Single glazed wooden door leading into entrance hallway. Wooden laminate flooring. Ceiling light point. Coved ceiling. Panel radiator. Telephone point. Stairs to first floor. Doors into lounge and dining room.

### Lounge

3.57m x 3.64m widening to 4.40m (11'9" x 11'11" widening to 14'5")  
UPVC box window to the front elevation with vertical blinds. Gas fire with brick surround and wooden mantle. Cupboard housing meters. Original wooden flooring with high skirting. Coved ceiling. Ceiling light point and two wall lights. Television point. Panelled radiator.

### Dining Room

3.65m x 3.39m (12'0" x 11'1")  
UPVC double glazed window to the rear elevation with vertical blinds. Gas fire set in a stone surround with wooden mantel. Ceiling light point and two wall lights. Coved ceiling. Wooden laminate flooring. Panelled radiator. Television point. Under-stairs storage cupboard with tiled floor and lighting.

### Kitchen

3.90m x 2.26m (12'10" x 7'5")

Housing a range of wall, drawer and base units with work surface over. 1 ½ stainless steel sink unit with drainer with mixer tap above. Space for gas cooker with extractor above. Void and plumbing for washing machine. Space for fridge freezer. Wall mounted 'Worcester' boiler. Inset LED lighting. Wooden laminate flooring. Splash-back tiling. Door in rear porch. Two uPVC double glazed windows to the side/rear elevation. Arch leading into:

### Utility/Study

2.93m x 2.28m (9'7" x 7'6")  
Two uPVC double glazed windows to the side and rear elevation with vertical blinds. Wooden laminate flooring. Inset LED lighting. Panelled radiator. Wooden french style doors leading into:

### Downstairs WC

1.30m x 0.73m (4'3" x 2'5")  
Two piece suite comprising low level WC and wash hand basin with splash-back tiling. Wooden laminate flooring.

### Rear Porch/Conservatory

1.69m x 1.50m (5'7" x 4'11")  
Door from the kitchen leading into the rear porch with uPVC french doors leading onto the patio area. Quarry tiled flooring. Two ceiling spot lights.

### To the First Floor

Stairs rising from entrance hall.



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### Landing Area

Split level with stairs leading to attic room. Carpet flooring. Coved ceiling. Ceiling light point. Access to loft storage.

### Bedroom One

3.66m x 2.40m widening to 2.69m (12'0" x 7'10" widening to 8'10")  
UPVC double glazed window to the rear elevation with vertical blinds. Carpet flooring. Coved ceiling. Ceiling light point. Panelled radiator.

### Bedroom Two

2.57m widening to 2.83m x 3.64m (8'5" widening to 9'3" x 11'11")  
UPVC double glazed window to the front elevation with vertical blinds. Carpet flooring. Coved ceiling. Ceiling light point. Panelled radiator.

### Bedroom Three

1.69m x 2.78m (5'7" x 9'1")  
UPVC double glazed window to the front elevation with vertical blinds. Carpet flooring. Ceiling light point. Panelled radiator. Built in wardrobe with rail.

### Bathroom

Three piece suite comprising wash hand pedestal, panelled bath and double walk in mains shower with glass screen. Chrome heated towel rail. Tiled walls and flooring. Fitted vanity mirror and shelving. Inset LED lighting. UPVC frosted window to the rear elevation with vertical blinds.

### Separate WC

Two piece suite comprising low level WC and wash hand basin. Wooden laminate flooring. Tiled walls. Ceiling light point. UPVC frosted window to the side elevation with roller blind.

### Attic Room

2.53m widening to 4.13m x 3.49m (8'4" widening to 13'7" x 11'5")

Stairs from landing area lead to spacious attic room with three velux sky lights. Carpet flooring. Cupboards with eave storage. Two wall lights plus two ceiling light points. Two panelled radiators.

### Outside

#### To the Front

To the front you will find a garden area with established shrubberies and flowers. There is a shared access pathway leading along the side of the property to the rear. To the boundary is dwarf brick wall with iron fencing.

#### To the Side

To the side is the shared access pathway leading to the rear.

#### To the Rear

To the rear you will find a quarry tiled patio area with outside tap, water but and refuse area. There is a pleasant lawned garden area with established shrubberies and flowers. To the rear boundary is a timber shed structure with polycarbonate roof currently used as a storage/workshop area. Path and gate leading to neighbouring property. The garden achieves a good amount of sun throughout the day,

### Additional Information

Council tax band is C which is £1548.00 per annum. There is ample on-street parking to the front of the property.

### Viewings

Viewing Arrangements - Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Offers

TO MAKE AN OFFER - MAKE AN APPOINTMENT  
Once you are interested in buying this property, contact this office to make an appointment. The





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appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Mortgages

Mortgage Advice - Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### Loans

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Services

The agents have not tested the appliances listed in the particulars.

### Disclaimer

Whilst every effort has been made in compiling these particulars, no responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mentioned have not been tested and Reid & Roberts accept no responsibility for their working order. Purchasers must satisfy themselves as to the correctness of these particulars prior to purchasing. They do not form any part of any sale or part contract of sale.

### Hours of Business

Hours Of Business - Monday - Friday 9.15am - 5.30pm  
Saturday 9.15am - 4.00pm

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