

Town & Country

Estate & Letting Agents

Beech Street, Summerhill, Wrexham

£185,000



Situated in a popular village offering easy access to Wrexham and local motorway networks, as well as a host of day-to-day amenities and facilities, this three-bedroom semi-detached home benefits from gas central heating and UPVC double glazing.

Enjoying beautiful far-reaching rear views, the internal accommodation briefly comprises an entrance hall, living room, kitchen/dining room with a conservatory, and a first-floor landing giving access to three bedrooms and a modern bathroom. Externally, the property offers driveway parking and a lawned garden to the front, with a timber side gate leading to a rear garden that includes an elevated patio with artificial lawn, a further lawned area, and an aluminium storage shed, all enclosed by timber fencing. This property is offered with no onward chain.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345



DESCRIPTION

A well-presented three-bedroom semi-detached home located in a popular village with easy access to Wrexham and local amenities. The property offers a spacious living room, open-plan kitchen/dining area, conservatory, and a modern bathroom. Externally, there is off-road parking, a front lawn, and a private rear garden with patio and storage shed. Offered with no onward chain and boasting far-reaching countryside views.



LOCATION

Beech Street in Summerhill combines a suburban and family-friendly ambiance. It benefits from solid transport links, access to essential services, and mid-century housing stock that appeals to both families and investors alike.

DIRECTIONS

Head north-east on King Street toward Lord Street, Turn right onto Duke Street, then right onto Regent Street, Continue as Regent Street becomes Bradley Road (A5152), Turn right onto Central Road (A541), then turn left onto Regent Street

(A541) and continue straight, At Plas Coch Roundabout, take the 2nd exit onto Mold Road (A541), Proceed to the next roundabout, taking the 2nd exit onto Summerhill Road, Continue straight onto Bottom Road, then turn left onto New Road, Beech Street will be on your right.



EXTERNALLY

To the front of the property is a driveway providing off-road parking, alongside a lawned garden. A timber side gate gives access to the rear garden. The rear garden features an elevated paved and artificial lawn patio area, with an outdoor light and water supply. There is also a lawned garden area and an aluminium storage shed, all enclosed by timber fence panels with concrete posts.

ENTRANCE HALL

The property is entered through a UPVC double-glazed front door, which opens into an entrance hall featuring a radiator, an opaque window to the front elevation, and an open throughway to the living room. Stairs rise to the first-floor accommodation.



LIVING ROOM

13'0" x 12'7"

With wood grain-effect laminate flooring, a radiator, and a bow window to the front elevation. An open archway leads to the kitchen/dining room.



KITCHEN/DINING ROOM

15'4" x 10'3"

The dining area features a continuation of the wood grain-effect laminate flooring, a radiator, and patio doors opening into the conservatory. The kitchen area is fitted with wood grain-effect wall, base, and drawer units, complemented by stainless steel handles and work surfaces. These house a stainless steel single bowl sink unit with an adjustable mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob, and extractor hood. Additional features include an under-stairs storage cupboard, space for a fridge/freezer, and a UPVC double-glazed opaque back door.



CONSERVATORY

8'0" x 8'8"

Constructed with a UPVC double-glazed frame and patio doors opening to the rear garden. The flooring is finished with ceramic tiles.

FIRST FLOOR LANDING

With a banister and spindle balustrades, access to the loft, a window to the side elevation, and doors leading to the bathroom and all three bedrooms.



BEDROOM ONE

13'5" x 9'0"

Featuring wood grain-effect laminate flooring, a window to the front elevation, and a radiator beneath.



BEDROOM TWO

9'3" x 8'8"

With a radiator and a rear-facing window offering lovely far-reaching views over rooftops to the countryside and hills beyond.



BEDROOM THREE

8'4" x 5'9"

Includes a built-in wardrobe, a window to the front elevation, and a radiator.



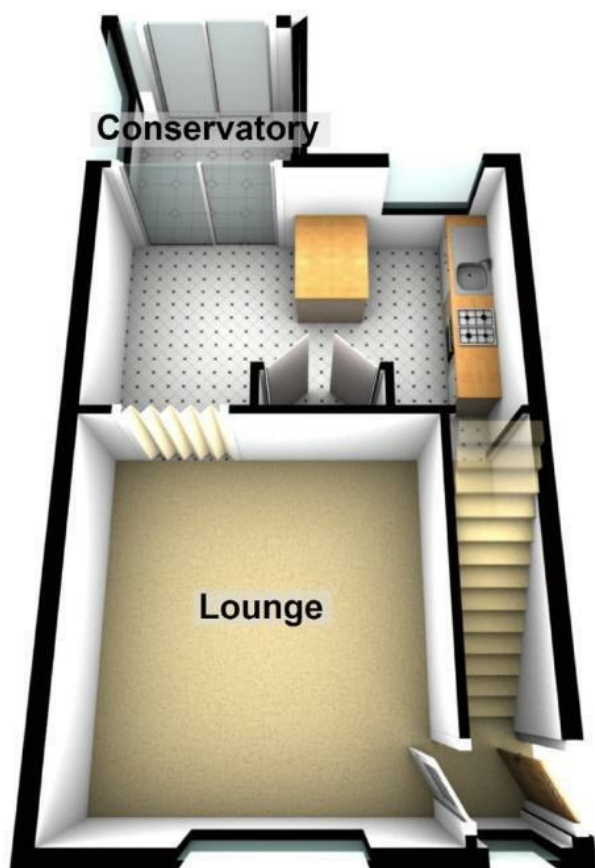
BATHROOM

6'0" x 5'5"

Fitted with a modern white three-piece suite and black fixtures. Comprising a panelled bath with mixer tap, dual-head thermostatic shower and protective screen above, a low-level dual flush WC,

and a vanity unit with wash basin and mixer tap. The floor is tiled, and the walls are fully tiled. There is a black heated towel rail and an opaque window to the rear elevation.

Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	82
England & Wales	EU Directive 2002/91/EC	