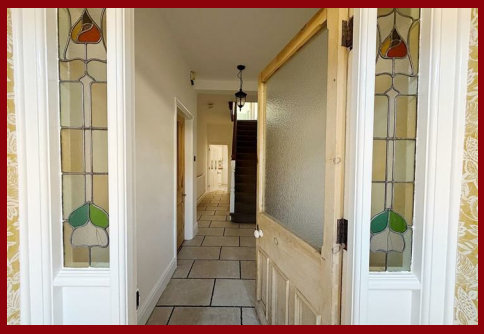
Town & Country

Estate & Letting Agents

Beechley Road, Wrexham

Offers Over £219,950









Located close to the city centre, this well-presented Victorian bay-fronted terrace is offered with no onward chain. The property features a vestibule, reception hall, living room with fireplace, dining room, kitchen with utility and breakfast room, three bedrooms, and a modern bathroom. Outside, there is a forecourt garden to the front and a generous lawned rear garden with outbuildings and rear access.

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

TEL: 01978 291345

Beechley Road, Wrexham

Town&Country
Estate & Letting Agents



DESCRIPTION

Located a short distance from the city centre, this light, spacious, and well-presented Victorian bay-fronted terraced property is offered with no onward chain. Benefiting from gas central heating and double glazing, the accommodation comprises a vestibule leading to a welcoming reception hall, a living room with feature fireplace, a dining room, and a kitchen with adjoining utility room and breakfast room. Upstairs, there are three bedrooms and a modern bathroom. Externally, the property offers an attractive forecourt garden to the front and a generous, predominantly lawned rear garden with outbuildings and rear pedestrian access.

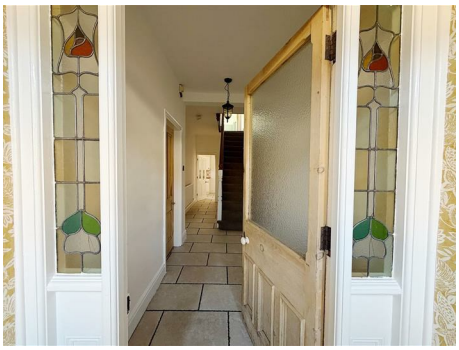
LOCATION

Beechley Road is situated in a convenient residential area of Wrexham, within easy reach of the city centre. The property benefits from close proximity to a range of local amenities, schools, and transport links, making it ideal for both families and commuters.

VESTIBULE

4'5 x 4'6

A uPVC double-glazed door opens into the vestibule, featuring a ceramic tiled floor with an inset doormat. A stripped pine and glazed internal door, set within a decorative leaded and stained glass surround, leads into the reception hall.



RECEPTION HALL

21'9 x 5'10

Continuing the ceramic tiled flooring, this welcoming entrance hall includes a radiator and a staircase rising to the first floor with spindle balustrade and useful under-stairs storage. Stripped pine doors lead to the living room and dining room, while a partially glazed door opens into the kitchen.



LIVING ROOM

15'5 x 13'2

Featuring exposed floorboards, a radiator, and a bay window to the front elevation. Additional features include ceiling coving and an ornamental Adam-style fireplace with a ceramic tiled hearth.



FIREPLACE



DINING ROOM

12'6 x 12'4

With exposed floorboards, a radiator, and a window to the rear elevation. Finished with ceiling rose and coving.



KITCHEN

10 x 10

Fitted with white shaker-style wall, base, and drawer units, complemented by solid wood work surfaces. Includes a 1½ bowl ceramic sink with mixer tap and tiled splashback. There is space for a range cooker with extractor above. A window overlooks the side elevation, and an open access leads to the utility room.



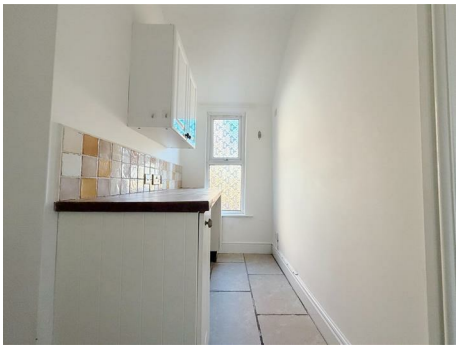
-



-

Beechley Road, Wrexham

Town & Country
Estate & Letting Agents



UTILITY ROOM

10 x 4'4

With ceramic tiled flooring, a radiator, fitted wall and base units, and solid wood work surfaces. Plumbing is provided for a washing machine, along with space for a dryer. A window faces the side elevation, and a partially glazed door leads into the breakfast room.



BREAKFAST ROOM

6'8 x 7'2

Includes a radiator and a window to the side elevation, along with a uPVC double-glazed door opening to the rear garden.

FIRST FLOOR LANDING

With continuation of the spindle balustrade, radiator, and doors leading to three bedrooms, bathroom, and separate WC.



BEDROOM ONE

15'5 x 11

With radiator and bay window to the front elevation.



-



BEDROOM TWO

12'4 x 12'6

With exposed floorboards, ornamental cast-iron fireplace, radiator, and window to the rear elevation.

-



BEDROOM THREE

15'6 x 7'2

L-shaped room with window to the front elevation and radiator.



BATHROOM

9'8 x 6'3

Fitted with a three-piece suite including a roll-top clawfoot bath with mixer shower, corner shower enclosure with thermostatic shower, and pedestal wash basin. Heated towel rail, opaque rear window, recessed lighting, and extractor fan.



-

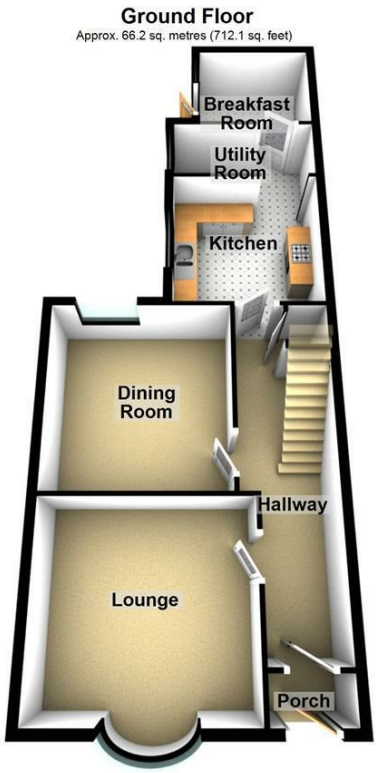


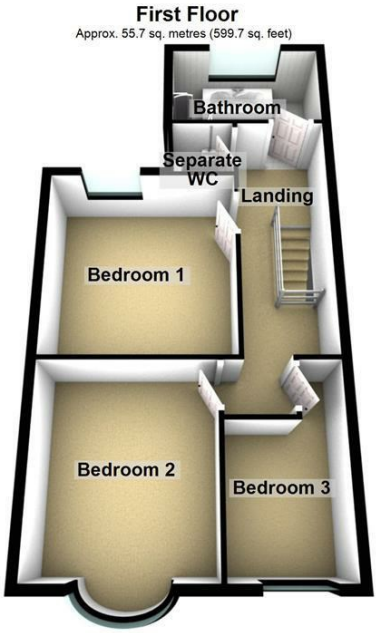
-

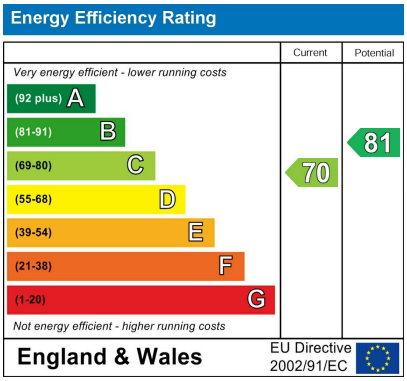
-

Town & Country
Estate & Letting Agents

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com
TEL: 01978 291345







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 most 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.