

**81 Benjamin Road**

**MW46474**



**Wrexham**

**£200,000**

81 Benjamin Road , Wrexham, LL13 8EG  
£200,000                      MW46474



**DESCRIPTION: INVESTORS/DEVELOPERS !!!** An opportunity to purchase this substantial 5 bedroom double fronted end terrace property which occupies a generous size corner plot with spacious accommodation which requires updating to briefly comprise entrance vestibule, entrance hall, lounge, sitting room, cloak room, dining room/study, kitchen/break fast room, utility room, cellar and to the first floor there 5 bedrooms, bathroom, shower room and separate wc. The accommodation is complimented by gas heating and double glazing and externally there are good size gardens to the front side and rear. As selling agents we would highly recommend an inspection of the property to fully appreciate the size and potential the property offers. **FREEHOLD. COUNCIL TAX BAND D.**

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**GEORGE A MURRAY FNAEA – RESIDENT PARTNER**  
Viewing by arrangement through Wrexham Office  
35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275  
Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

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**DIRECTIONS:** From the agents Wrexham office proceed around the one way system to the mini roundabout by Grosvenor Road and take the 3rd exit and proceed to the roundabout by Wrexham baths and continue straight across passing Tesco on the left and at the roundabout proceed straight across onto Hightown Road, continue along Hightown Road and Benjamin Road will be noted on the left turn left and continue until the property will be noted on the left via the Molyneux for sale sign.

**LOCATION:** Situated in a popular and convenient location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

**HEATING:** Gas radiator heating installed.

**ENTRANCE VESTIBULE:** Tiled floor. UPVC front entrance door.

**ENTRANCE HALL:** Panelled radiator. Tiled floor. Built in storage cupboard. Stairs rising to first floor.

**LOUNGE:** 13' 3" x 12' 10" (4.04m x 3.91m) Panelled radiator. Box bay to front elevation.

**SITTING ROOM:** 14' x 13' (4.27m x 3.96m) Panelled radiator. Wood effect floor covering. Box bay to front elevation.

**DINING ROOM/STUDY:** 10' 10" x 9' 9" (3.3m x 2.97m) Panelled radiator.

**CLOAKROOM:** Fitted 2 piece suite comprising wc and wash hand basin.

**KITCHEN/BREAKFAST ROOM:** 14' 0" x 10' 7" (4.27m x 3.23m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood and oven. Walk in pantry. Door leading to cellar (4.27m x 3.96m). Door leading to rear of property. Tiled floor.

**UTILITY ROOM:** 7' 10" x 4' 6" (2.39m x 1.37m) Tiled floor. Wall cupboard. Wall mounted gas heating boiler. Plumbing for automatic washing machine. Vent for tumble dryer.

**STAIRS AND LANDING:** Panelled radiator. Loft access. Built in linen cupboard. Doors leading off to bedrooms and bathroom. Fire escape leading from the first floor into a walled courtyard.

**BEDROOM 1:** 12' 10" x 12' (3.91m x 3.66m) Panelled radiator. Fitted sink set in vanity unit. Window to front elevation.

**BEDROOM 2:** 12' 10" x 9' (3.91m x 2.74m) Panelled radiator. Fitted sink set in vanity unit. Window to front elevation.

**BEDROOM 3:** 12' 10" x 11' 8" (3.91m x 3.56m) Panelled radiator. Fitted sink set in vanity unit. Window to front elevation.

**BEDROOM 4:** 11' 2" x 10' 2" (3.4m x 3.1m) Panelled radiator. Fitted sink set in vanity unit. Window to rear elevation.

**BEDROOM 5:** 10' 10" x 9' 9" (3.3m x 2.97m) Panelled radiator. Fitted sink set in vanity unit. Window to side elevation.

**BATHROOM:** Panelled radiator. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath.

**SHOWER ROOM:** Walk in shower cubicle accessed off the landing.

**WC:** Fitted 2 piece suite comprising wc and wash hand basin.

**OUTSIDE:** The property stands in generous size gardens to the front side and rear, to the rear there is a walled garden, a former coal/wood store, wc and a brick built outbuilding incorporating 2 offices.

**PURCHASERS NOTE:** The vendor informs Molyneux they previously had a planning application approved for 2 apartments on the side garden which has lapsed however this would need to be investigated with Wrexham Borough Council planning department.

**TERMS OF SALE:** -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

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

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SURVEY DEPARTMENT:** - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

**AGENTS NOTE:** – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

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