

Town & Country

Estate & Letting Agents



35 Upper Chirk Bank, Wrexham, LL14 5EB

Offers In The Region Of £265,000

WITH NO ONWARD CHAIN!! Town and Country Oswestry offer this well presented three bedroom detached bungalow positioned in a pretty location in the village of Chirk Bank. The property offers spacious, well laid out accommodation with bright rooms, recent redecoration and brand new carpets throughout. To the outside there is a driveway for three cars, single garage with electric door and well tended front and rear gardens. The lovely canal is just a short walk away with fantastic scenery and good amenities close at hand.

Directions

Take the Gobowen Road out of Oswestry (B5609) onto the A5 towards Wrexham, at the Gledrid roundabout take the first exit signposted Weston Rhyn. Proceed until reaching the primary school and turn right signposted for Chirk Bank. Proceed along over the bridge where the property will be found on the left hand side set back off the road.

Accommodation Comprises

Hallway



The bright, spacious hallway has a part glazed door to the side with glazed side panel, coved ceiling, radiator and doors leading to all the rooms.

Bedroom Two 9'10" x 11'0" (3.00m x 3.37m)



The second double bedroom has a window to the front and a radiator.

Lounge 14'6" x 11'0" (4.42m x 3.36m)



The bright, spacious lounge has a window to the front, wall lights, radiator, tv point, coved ceiling and a focal fireplace with a marble hearth and an inset electric fire.

Bedroom Three 9'4" x 6'11" (2.87m x 2.12m)



The third bedroom has a window to the side and a radiator.

Bedroom One 11'2" x 10'3" (3.41m x 3.14m)



The first double bedroom has a radiator, coved ceiling and a window overlooking the rear garden.

Family Shower Room



The well appointed modern shower room has a window to the side, low level w.c., walk in double shower cubicle with a Triton electric shower, wash hand basin on a modern vanity unit with a mixer tap over, heated towel rail, vinyl flooring, part tiled walls, spotlights, extractor fan and a built in airing cupboard.

Kitchen/ Breakfast Room 11'2" x 10'6" (3.42m x 3.21m)



The good sized kitchen/ breakfast room has a range of fitted base and wall units in oak with contrasting work surfaces over, eye level Hotpoint double electric oven, plumbing for a washing machine, plumbing for a dishwasher, space for a fridge, gas hob, integrated extractor fan, display cabinets, one and a half bowl sink with a mixer tap over, Worcester boiler, tiled flooring, radiator, spotlighting, a window to the rear overlooking the garden and a part glazed door to the side.

Additional Photo



To The Front

To the front of the property there are well tended flower beds and lawned areas with wall boundary to the road. A path leads to the far side with a further lawned area.

Driveway and Garage

There is a driveway to the side providing parking for three cars leading to the single garage. The garage has an electric roller style door, power and lighting and a side door leading to the passage to the house having part glazed doors to the front and the rear.

Rear Gardens



The well maintained rear gardens have a patio running across the back with steps up to the attractive lawned and shrubbed gardens that offer a lot of privacy and are enclosed by hedging and fencing. There is a lean to store and an outside tap.

Additional Photo



Additional Photo



Location



The property is located just a short walk from the famous canal and Thomas Telford Aqueduct.

Additional Photo



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and

Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band C.

Services

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

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

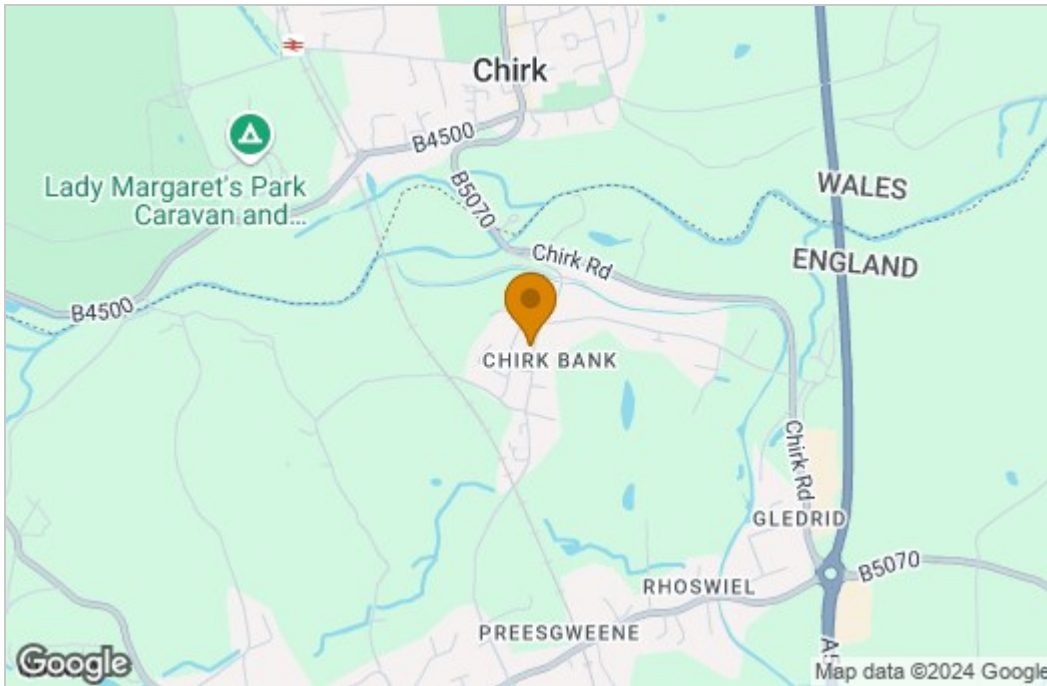
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

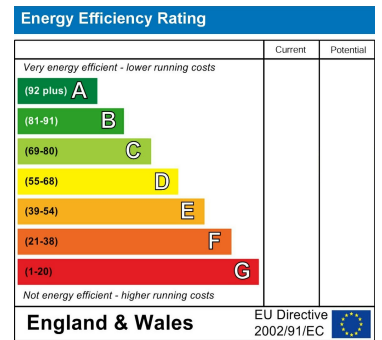
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as 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.

Floor Plan

Area Map



Energy Efficiency Graph



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