

Town & Country

Estate & Letting Agents



93 Old Chirk Road, Gobowen, SY11 3NT

Offers In The Region Of £298,900

Town and Country Oswestry offer this immaculate detached bungalow that has been extended and renovated to a high standard to create a beautiful, bright spacious home in great cul de sac location on the outskirts of the popular village of Gobowen. The accommodation is well laid out and has two double bedrooms, lounge, kitchen, dining room, utility, shower room and third bedroom/ sitting room. The well maintained gardens are a lovely place to sit and relax whilst the drive offers parking for several vehicles. Gobowen has all day to day amenities along with a train station with good rail networks.

Directions

From our Oswestry office, take the Gobowen road out of town. On reaching the roundabout, take the second left towards Gobowen. On entering the village proceed to the roundabout take the second left onto Old Chirk Road. Proceed on this road, proceed to the church and then turn left. Turn right and proceed along. Follow the road around to the left where the property will be found at the top of the cul de sac on the left.

Accommodation Comprises

Hallway

The hallway has a radiator, a door to the side, oak flooring, coved ceiling and a loft hatch. Doors lead to the bedrooms, shower room, kitchen and the lounge.

Bedroom Two 10'8" x 9'7" (3.26m x 2.94m)



A double bedroom having a window to the front and the side, radiator and a coved ceiling.

Bedroom One 12'6" x 11'2" (3.83m x 3.42m)



A good sized double bedroom having a window to the front, radiator, coved ceiling and a range of fitted wardrobes offering good storage and hanging space.

Lounge 16'10" x 11'2" (5.14m x 3.41m)



The bright, spacious lounge has French doors with glazed side panels leading out to the rear garden, a focal inset log burning stove with an oak beam over and a flagged hearth, coved ceiling, tv point, two radiators, oak flooring and wall lighting.

Additional Photo



Shower Room 8'3" x 6'2" (2.54m x 1.89m)



The modern, recently fitted shower room has a window to the side, low level w.c., heated towel rail, wash hand basin on a modern vanity unit with a mixer tap over, illuminated mirror, double walk in shower cubicle with a mains powered shower and two shower heads, laminate flooring, part tiled walls, extractor fan and spot lighting.

Kitchen 11'7" x 8'6" (3.55m x 2.60m)



The recently installed modern kitchen is fitted with a good range of base and wall units with contrasting work surfaces over, laminate flooring, plumbing for a washing machine, space for a fridge, ceramic sink with a mixer tap over, part tiled walls, electric oven, ceramic hob, chimney style extractor fan, a window to the rear overlooking the garden, a part glazed door to the rear and an archway leading through to the dining room.

Dining Room 12'2" x 8'1" (3.71m x 2.47m)



The dining room has a window to the front and the side overlooking the gardens, radiator, covered ceiling, laminate flooring and a part glazed door leading through to the utility.

Additional Photo



Utility 7'6" x 7'1" (2.29m x 2.16m)



The utility has a window to the side, a part glazed door to the side, space for appliances, laminate flooring and a part glazed door leading through to the sitting room.

Bedroom Three/ Sitting Room 8'11" x 7'7" (2.73m x 2.32m)



The sitting room is a very versatile space and could be used as a third bedroom having laminate flooring, electric wall heater, loft hatch and patio doors overlooking and leading out to the rear gardens.

To The Front



The property sits in a tucked away position on a private road with a long driveway providing parking for several vehicles leading up to the property. The low maintenance gardens are gravelled and barked with planted borders. There is a bin store area at the side along with a canopy porch over the front door. There is also a garden shed.

Driveway



Rear Gardens



The rear gardens are another great feature of this property having a patio area off the lounge ideal for sitting out in the private garden. The gardens are low maintenance having gravelled and shrubbed

areas along with an ornamental pond, second sitting area, raised flower beds and gated access to the front. To the far corner there is a greenhouse, log store and storage area all enclosed by fence panelling making it ideal for children and pets.

Additional Photo



Additional Photo



Additional Photo



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

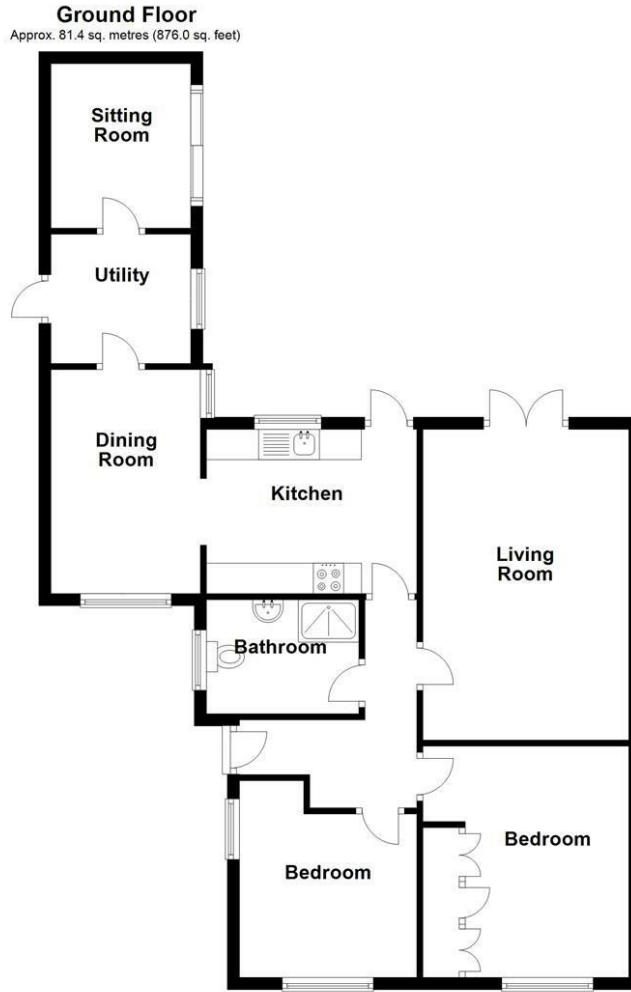
Saturday: 9.00am to 4.00pm

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.

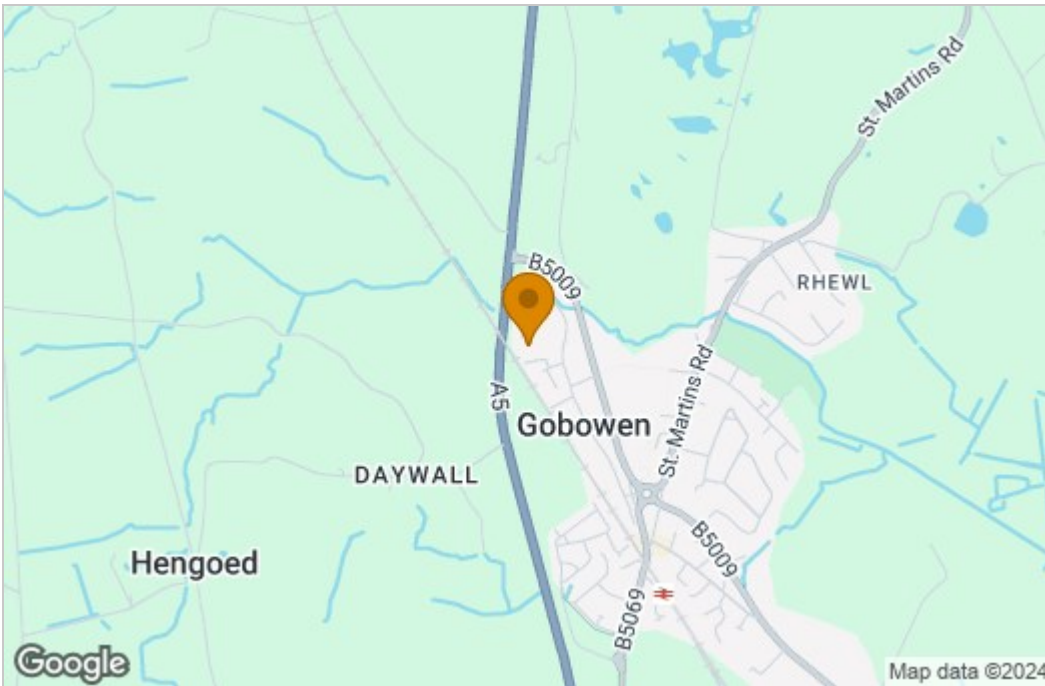
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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

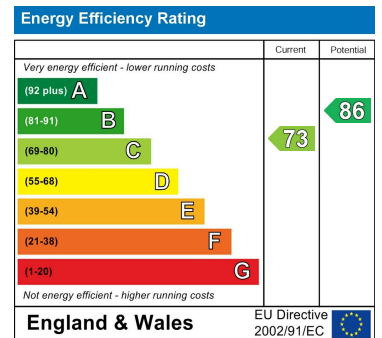


Total area: approx. 81.4 sq. metres (876.0 sq. feet)

Area Map



Energy Efficiency Graph



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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk