

Town & Country

Estate & Letting Agents

George Street, Chirk, Wrexham

£160,000



Situated in the heart of this popular location offering easy access to Wrexham, Oswestry and Llangollen as well as to a host of day today amenities. This three bedroom property benefiting from gas central heating and UPVC double glazing comprises an entrance hall with a pantry off, living room, dining room and kitchen all located on the ground floor and the first floor landing offering access to three bedrooms, a bathroom and a separate WC.

Externally to the front of the property is an established well stocked garden with side access leading to an enclosed rear garden of generous proportions. This property is available with the benefit of no onward chain.

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Externally Front

The property is entered through an iron gate which opens to a concrete pathway running alongside a well stocked and established shrubbed garden and through an archway leading to the gated access to rear garden.

Entrance Hall

The property is entered through an opaque composite double glazed front door which opens to an entrance hall with stairs rising to the first floor accommodation and doors opening to the living room and dining room and under the stairs shelved pantry with a light and window facing the front elevation.



Dining Room

10'3 x 12' max

Having a bay window facing the front elevation, a radiator, and open fire with ceramic tile surround.



Living Room

12'6 x 11'8

With a linoleum floor, a radiator, a window facing the rear elevation and having a gas fire with a ceramic tile surround.



Bedroom One

16'x 9'2

With a window facing the front elevation having a radiator below and featuring an ornamental cast-iron fireplace.



Kitchen

10' x 8'1

The kitchen is fitted with wall, base and drawer units with an inset stainless steel single drainer sink unit with tile splashback, there is space for a cooker, space and plumbing for a washing machine, a radiator, linoleum flooring, a wall mounted gas boiler along with a window facing the rear elevation and an opaque UPVC double glazed door which opens to the rear garden.



Bedroom Two

10'2 x 9'1

Having a window facing the rear elevation, a radiator and a cast and ornamental fireplace.

First Floor Landing

Having a window facing the front elevation, a radiator, airing cupboard and doors off opening to all three bedrooms and to the bathroom and separate WC.



Bedroom Three

9'7 x 6'5

With a fitted floor to ceiling shelf

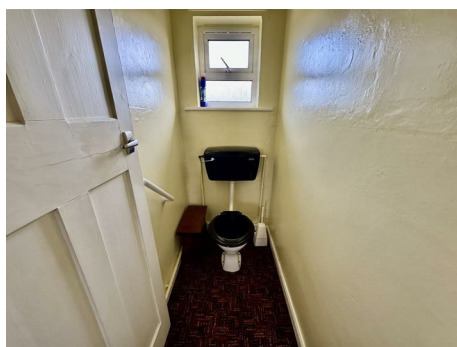
cupboard, a radiator and a window facing the rear elevation.



Bathroom

6'4 x 4'6

Installed with a cast-iron panel bath along with a pedestal wash hand basin and partially tiled walls with a radiator and an opaque window facing the rear elevation.



Separate WC

5'5 x 2'7

Installed with a low level WC, access to the loft space and having a small opaque window facing the front elevation.



Rear Garden

Having a West facing orientation is generous size rear garden with two timber sheds is enclosed by a combination of timber fence panels to the side and hedge to the rear and has an external water supply.

Services

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

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee

of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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