

Town & Country

Estate & Letting Agents



20 Avondale Holyhead Road, Chirk, LL14 5DE

Offers In The Region Of £179,950

WITH NO ONWARD CHAIN - VACANT POSSESSION AND REDUCED BY £15000 FOR A QUICK SALE. Town and Country Oswestry offer this extremely spacious, modern three storey, three bedroom family home to the market, The property is located just on the outskirts of the popular market town of Chirk and is also just a stones throw from the famous Shropshire Canal and the Thomas Telford Aqueduct. Internal accommodation comprises hallway, lounge, kitchen/ dining room, cloakroom, three good sized bedrooms (one en suite) and a family bathroom. There is off road parking for two vehicles along with a low maintenance paved and gravelled garden to the rear. All amenities are close by including great road links connecting the property to larger towns and motorways.

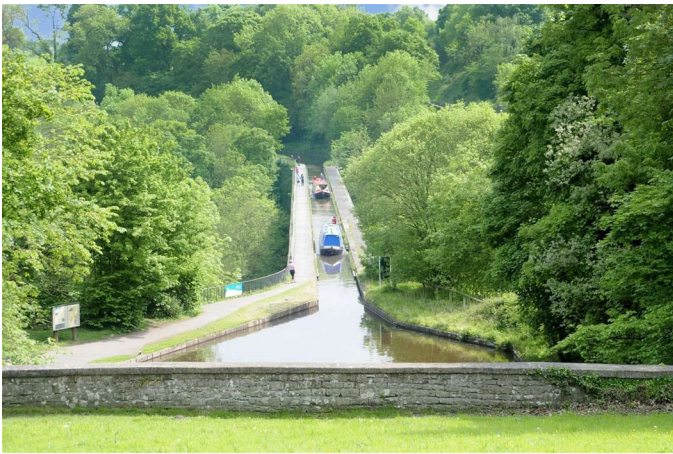
Directions



Additional Photo



Location



The property is located on the outskirts of Chirk which offers a pretty village setting with cafes, shops and all local amenities. It is also within easy reach of the famous Thomas Telford Aqueduct, train station and Chirk Castle with the local area being given Heritage status. Good road networks from the property mean that commuting and travelling are very easy whilst Oswestry is a 10 minute drive away and Shrewsbury and Chester are just a 25 - 30 minute drive away. A great location for families and those who enjoy outdoor pursuits with great walks and stunning scenery right on the doorstep.

Accommodation Comprises

Hallway

The hallway has a part glazed door to the front, stairs leading to the first floor and a radiator. A door leads through to the lounge.

Lounge 16'0" x 10'2" (4.88m x 3.10m)



The good sized lounge has a window to the front, a radiator and wall lights. There is an under stairs cupboard, TV point and a telephone point. A door leads through to the kitchen.

Lounge Additional Photo



Dining Area



Kitchen/Dining Room 13'2" x 9'4" (4.02m x 2.85m)

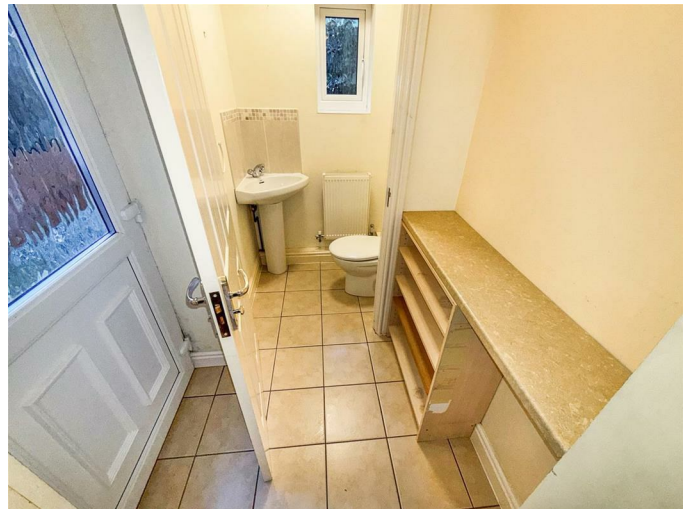


The kitchen is fitted with a good range of wall and base units in a cream colour finish with block style work surfaces over, There is tiled flooring through out and a radiator. There is also space for a fridge/freezer, plumbing and space for a washing machine, an electric oven, gas hob, an integrated extractor fan and a wall mounted gas fired boiler. The kitchen also has spotlighting , part tiled walls with a one and half bowl sink and mixer tap. A door leads through to the rear lobby and cloakroom.

Rear Lobby

The rear lobby has tiled flooring, shelving and a part glazed door to the rear. A door leads through to the cloakroom.

Cloakroom



The cloakroom has a corner wash hand basin with mixer tap, W/C, radiator, tiled floor and a window to the rear.

Landing



The landing has a radiator, a window to the front and a stairs leading to the second floor. Doors lead to two bedrooms and the family bathroom.

Bedroom One 13'3" x 10'0" (4.04m x 3.06m)



This good sized double bedroom has a radiator, TV point, telephone point and a window to the rear.

Bedroom Two 7'1" x 9'3" (2.17m x 2.84m)



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

Bathroom 5'3" x 7'0" (1.62m x 2.15m)



The bathroom has a hand wash basin with a mixer tap and a panelled bath with a mixer tap. There is bifold screen and a Triton electric shower over and part tiled walls. A W/C, tiled flooring, a radiator, extractor fan and spotlighting.

Second Floor Landing

The second floor landing gives access to the largest of the bedrooms and the en-suite.

Bedroom Three 10'2" x 19'10" (3.10m x 6.07m)



Bedroom three is a fantastic size and has a radiator, Velux window to the rear and eaves storage., TV point, loft hatch, telephone point and a door leading through to the en-suite.

Bedroom Three Additional Photo



Parking Space



There are allocated off road parking spaces for each property.

En-Suite



The en-suite shower room has a radiator, a Velux window and a wash hand basin with a mixer tap. A shower cubicle with mains powered shower, W/C, tiled flooring and an extractor fan.

Front garden

The front of the property has a small garden area and a pathway that leads to the two parking spaces.

Rear Garden



The low maintenance rear garden has a paved and gravelled area ideal for entertaining and relaxing.

The Canal



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 B.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 2.00pm

To Book a Viewing

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

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.

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.

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.

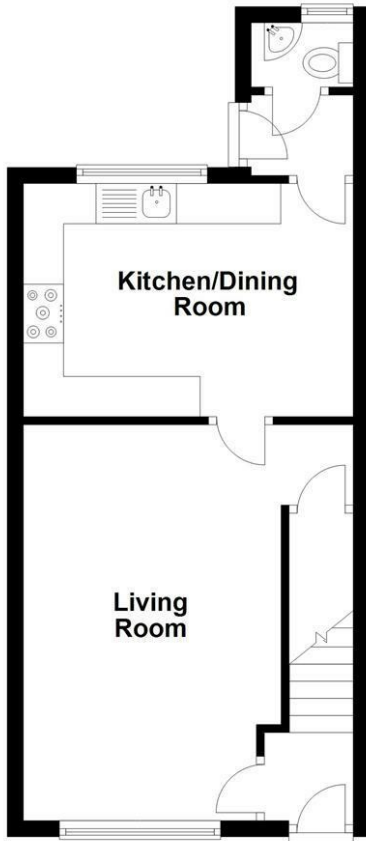
Additional Information

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

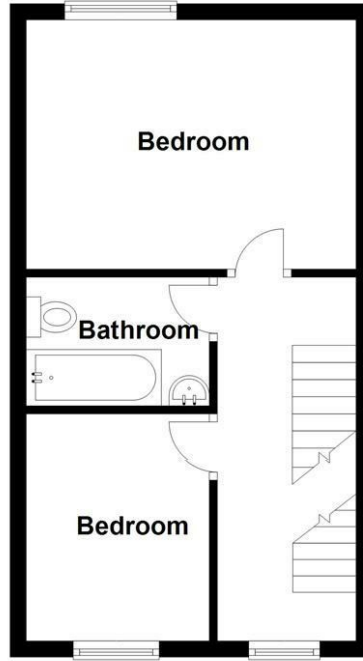
not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan



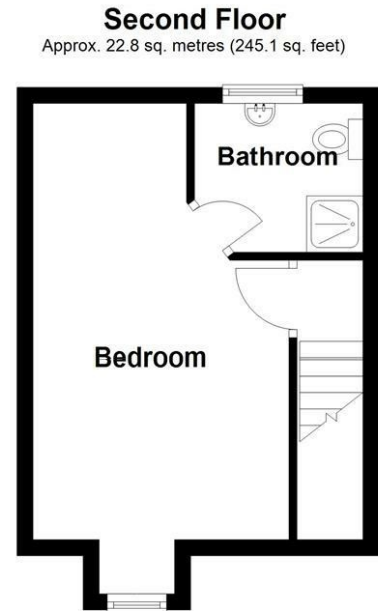
Ground Floor

Approx. 34.9 sq. metres (375.9 sq. feet)



First Floor

Approx. 33.0 sq. metres (355.6 sq. feet)

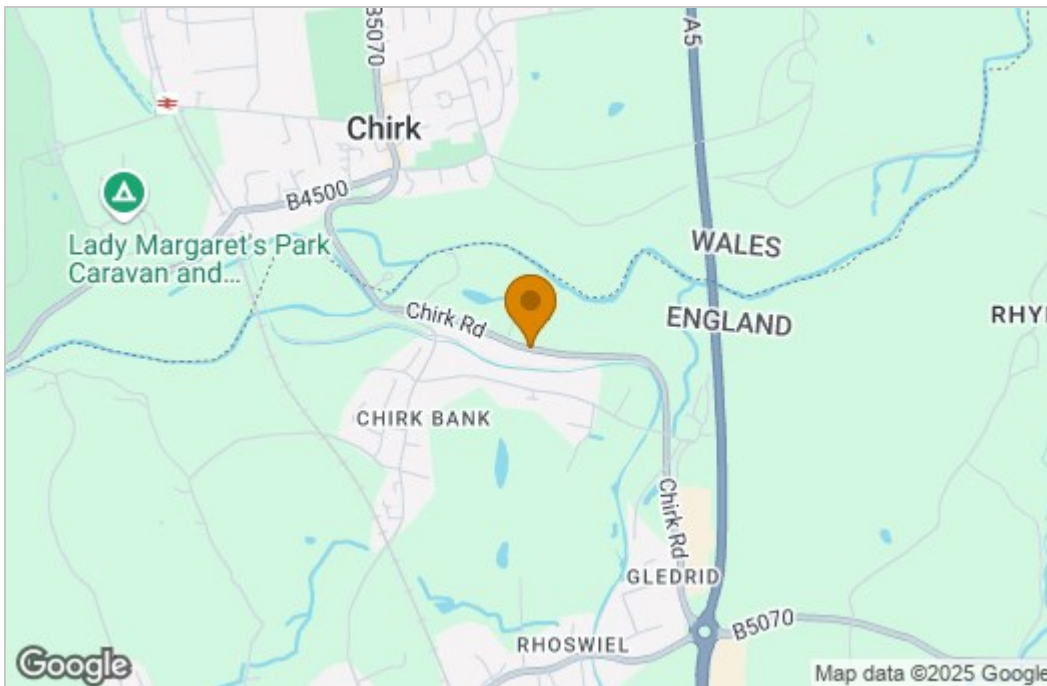


Second Floor

Approx. 22.8 sq. metres (245.1 sq. feet)

Total area: approx. 90.7 sq. metres (976.7 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B	78	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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