

# Town & Country

Estate & Letting Agents



**26 Walden Crescent, Chirk, LL14 5LH**

**Offers In The Region Of £119,500**

WITH NO ONWARD CHAIN!! Located in a cul-de-sac of Walden Crescent, Chirk, this semi-detached house presents a fantastic opportunity for those seeking a project to transform a property into their dream family home. Built in 1950, this three-bedroom residence boasts a generous 980 square feet of living space, offering good-sized rooms that can be tailored to suit your family's needs. The property features one reception room, providing a welcoming area for relaxation and social gatherings. The three bedrooms are well-proportioned, making them ideal for family living or accommodating guests. The kitchen and bathroom, while in need of modernisation, offers the potential for a stylish upgrade. This home requires a complete renovation, allowing you to unleash your creativity and design a space that reflects your personal style. The popular location of Chirk is known for its community spirit and accessibility to local amenities, making it an attractive choice for families and individuals alike. With its potential and prime location, this property is a blank canvas waiting for the right buyer to breathe new life into it. Whether you are an experienced renovator or a first-time buyer looking for a project, this house offers a unique opportunity to create a beautiful home in a popular area. Don't miss the chance to make this property your own.



### Directions

Take the Gobowen Road out of Oswestry (B5609) onto the A5 towards Wrexham, at the Gledrid roundabout take the second exit signposted Chirk and proceed until reaching the village. Follow the road through the village and turn right onto Chapel Lane. Follow the road along and turn first left then first right onto Walden Crescent. Follow the road around and turn into the cul de sac where the property will be found on the left hand side.

### Accommodation Comprises

#### Hallway



The hallway has a quarry tiled floor, radiator, stairs leading to the first floor, under stairs cupboard and a part glazed door to the front. Doors lead to the lounge and the kitchen.

#### Lounge 13'3" x 10'10" (4.06m x 3.32m)



The lounge has a window to the front, radiator, quarry tiled flooring and a gas fire with surround.

#### Kitchen/ Dining Room 19'4" x 8'2" (5.90m x 2.50m)



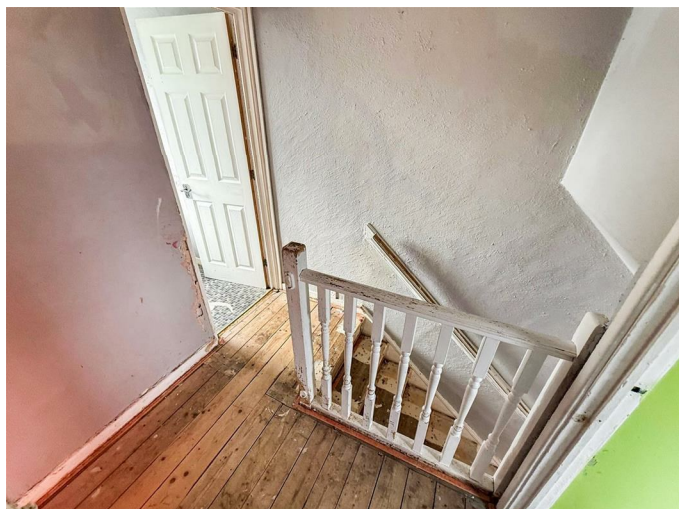
The kitchen/ dining room has base and wall units, sink with a mixer tap over, a window to the side, part glazed door to the rear, window to the rear, space for a cooker and appliances, built in cupboard and an airing cupboard with tank.

#### Additional Photo





### First Floor Landing



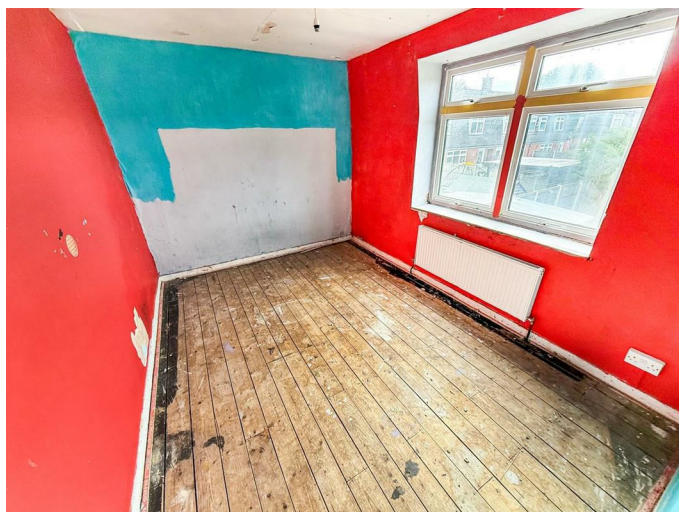
The first floor landing has a loft hatch and doors leading to the bedrooms and the bathroom.

### Bedroom One 10'10" x 10'4" (3.32m x 3.16m)



The first bedroom has a window to the front, radiator and a built in cupboard.

### Bedroom Two 11'6" x 8'2" (3.51m x 2.50m)



The second bedroom has a window to the rear, radiator and exposed floorboards.

### Bedroom Three 8'3" x 7'7" (2.54m x 2.33m)



The third bedroom has a window to the front, radiator and exposed floorboards.

### Family Bathroom



The family bathroom has a panelled bath with a Triton electric shower over, part tiled walls, low level w.c., wash hand basin, radiator, vinyl flooring and a window to the rear.



## To The Outside



To the front there is an enclosed lawned garden with fence panelling and a gate leading to the rear garden. The rear garden has a patio area, outside tap, shed and garden area beyond with hedge and fence boundaries.

## 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](http://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 Wrexham Country 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.

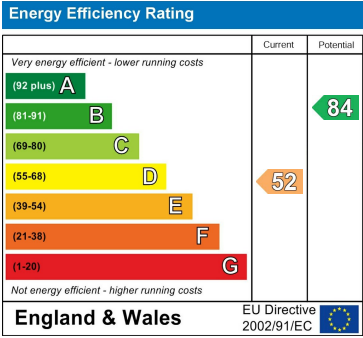
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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