

# Town & Country

Estate & Letting Agents



## 4 Aqueduct Cottages , Chirk Bank, LL14 5DA

### Offers In The Region Of £250,000

WITH NO CHAIN!! Town and Country Oswestry offer this canal side family home offering spacious accommodation in the pretty hamlet of Chirk Bank. The property is in need of updating throughout and has bright, open plan living areas along with three bedrooms, kitchen and family bathroom. To the outside there is off road parking and a good sized rear garden. Located just a stones throw from the famous Thomas Telford aqueduct, the property offers a great opportunity to create a stunning country home in a fantastic location!!



### Directions

From Oswestry join the A5 travelling towards Wrexham. Upon reaching the Gledrid roundabout take the second exit towards Chirk. Proceed along until reaching the junction with the Bridge Inn public house on the left hand side. Turn left at this junction and proceed up the hill and turn right just before the canal bridge. Follow the lane running adjacent to the canal where the property can be seen on the right hand side, identified by our For Sale board.

### Accommodation Comprises

#### Lounge 19'3" x 12'3" (5.87m x 3.75m)



The good sized lounge has a window to the front, part glazed door to the front, radiator, stairs leading to the first floor, under stairs cupboard, brick fireplace, alcove seat with storage, wall lighting and an archway leading to the dining room.

#### Dining Room 19'3" x 8'9" (5.87m x 2.69m )



The spacious dining room has a radiator, wall lights, fireplace, quarry tiled flooring, double doors leading to the rear garden and a door leading to the kitchen.

#### Kitchen 12'4" x 8'11" (3.78m x 2.72m)



The kitchen is fitted with base and wall units with work surfaces over, a window to the side and the rear, a part glazed door to the side, roof window, spotlights, plumbing for a washing machine, space for a dishwasher, stainless steel sink with a mixer tap over, cooker space and point, radiator, Potterton oil fired boiler, exposed brickwork, tiled flooring and vaulted ceiling.

#### First Floor Landing

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

#### Bedroom One 10'4" x 9'2" (3.15m x 2.80m)



The first bedroom has a radiator and a window to the front overlooking the canal.



### Bedroom Two 9'7" x 8'11" (2.94m x 2.73m)



The second bedroom has a radiator and a window to the rear overlooking the garden.

### Bedroom Three 9'3" x 8'11" (2.84m x 2.73m)



The third bedroom has a radiator and a window to the rear overlooking the garden.

### Shower Room



The shower room is fitted with a double shower cubicle with a Triton electric shower, part tiled walls, a window to the front, wash hand basin with a mixer tap over, radiator, low level w.c., heated towel rail, tiled flooring and an extractor fan.

### To The Front

To the front of the property there is an enclosed area with gravelled gardens and hedge boundaries. A picket gate leads to the path and the front door. A gate leads onto the driveway that provides parking for several cars with double gates onto the lane.

### Rear Gardens



There is a covered area to the rear leading to the kitchen. A gate leads onto the good sized garden that requires attention.

### Location



The property is just a stones throw from the famous Thomas Telford Aqueduct and is set in a superb quiet location with a stunning outlook.



### 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](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://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 B.

### 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

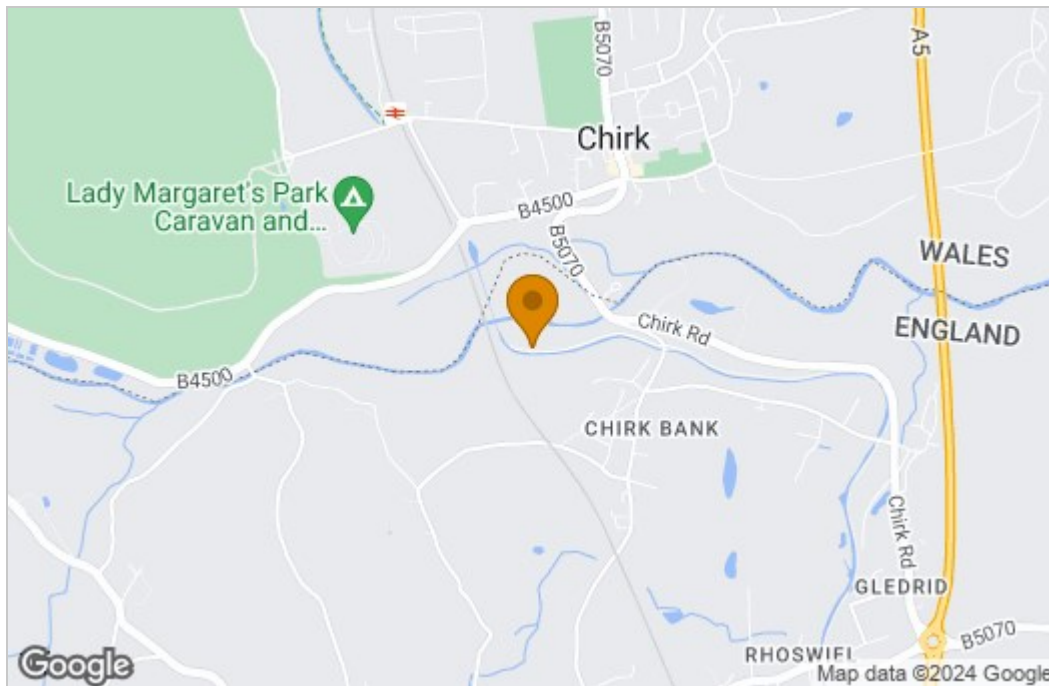
### Additional Information

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.

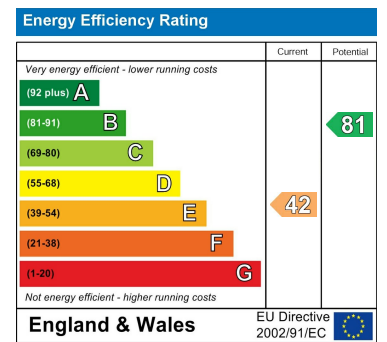
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as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

## 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