



Oakhurst Chain Road Stansty, Wrexham, LL11 4YH

Offered for sale via Informal Tender with final bids to be received by 15th May 2024, is this substantial 4 double bedroom detached family home with garage and outbuildings set within approx 0.6 acres on the fringe of the city centre close yet overlooking farmland. Requiring a scheme of refurbishment, this period property offers spacious accommodation and briefly comprises an open fronted porch, welcoming hall with original patterned floor tiles and turned staircase, lounge, living room, dining room, kitchen breakfast room and cloaks/w.c. The 1st floor landing connects the 4 double bedrooms, 1 with en-suite shower room, and a family bathroom. Oil fired central heating and Upvc double glazing. Externally, a private drive leads to the detached brick built garage, gated drive providing additional parking, brick built storerooms/workshop, extensive mainly lawned gardens providing excellent entering space for children and adults and a variety of privacy hedging and established trees. NO CHAIN. Energy Rating - F (21)

Guide Price £400,000

Oakhurst Chain Road

Stansty, Wrexham, LL11 4YH



- Offered for sale via Informal Tender
- Requiring a scheme of refurbishment
- Four double bedrooms (1 en-suite)
- Gated drive providing additional parking
- With final bids to be received by 15th May 2024
- Open fronted porch, hallway, cloakroom/w.c
- Family bathroom
- Substantial detached family home set within approx 0.6 acres
- Lounge, sitting room, dining room, kitchen/breakfast room
- Private driveway, detached brick built garage

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

CLOAKROOM/W.C

LOUNGE

15'8 x 12'5 (4.78m x 3.78m)

SITTING ROOM

12'0 x 9'8 (3.66m x 2.95m)

DINING ROOM

15'9 x 10'9 (4.80m x 3.28m)

KITCHEN/BREAKFAST ROOM

12'9 x 10'9 (3.89m x 3.28m)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

15'7 x 12'6 (4.75m x 3.81m)

EN-SUITE

9'8 x 5'0 (2.95m x 1.52m)

BEDROOM TWO

11'6 x 10'9 (3.51m x 3.28m)

BEDROOM THREE

12'3 x 9'9 (3.73m x 2.97m)

BEDROOM FOUR

10'9 x 10'0 (3.28m x 3.05m)

FAMILY BATHROOM

10'9 x 7'3 (3.28m x 2.21m)

OUTSIDE

COUNCIL TAX BAND - F

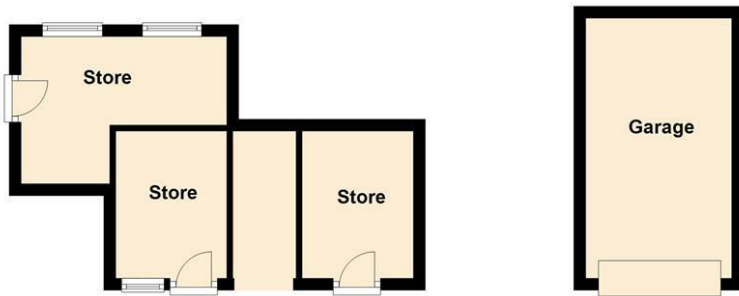


[Directions](#)

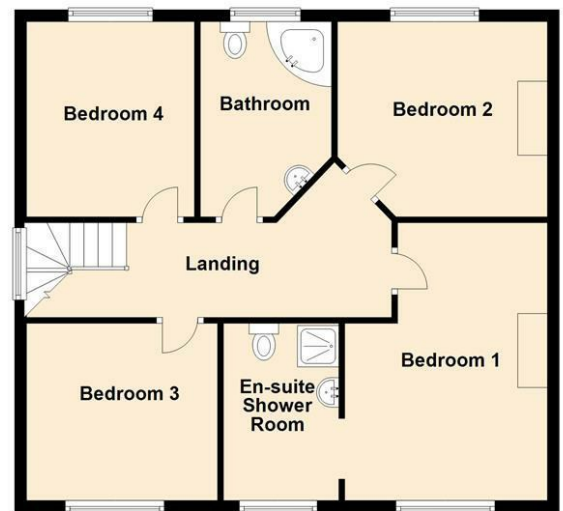


Floor Plan

Ground Floor
Approx. 103.3 sq. metres (1111.7 sq. feet)



First Floor
Approx. 71.3 sq. metres (767.8 sq. feet)



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.

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