

FOR SALE

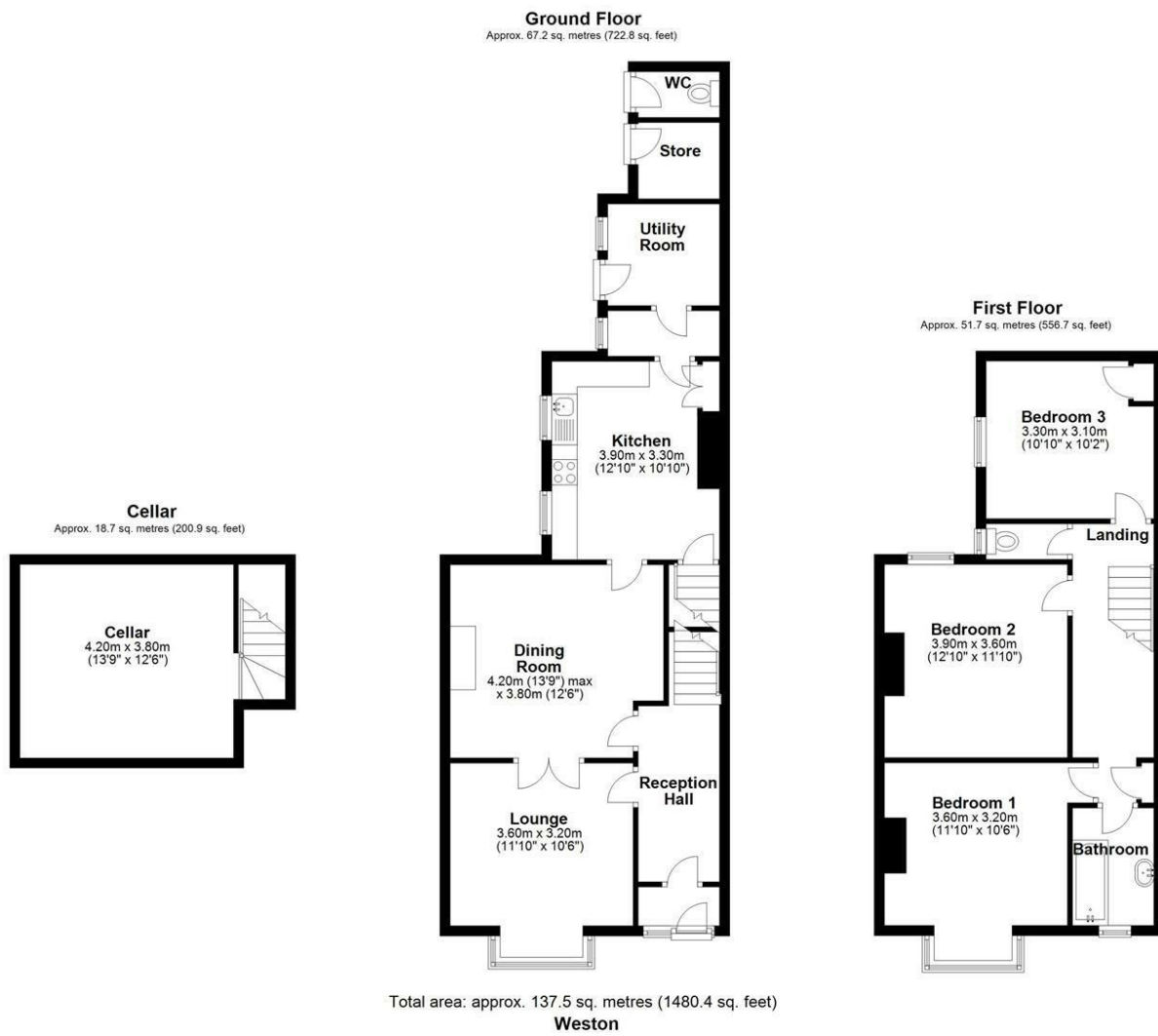
Weston Chirk Road, Gobowen, Oswestry, SY11 3LB



FOR SALE

Offers In The Region Of £220,000

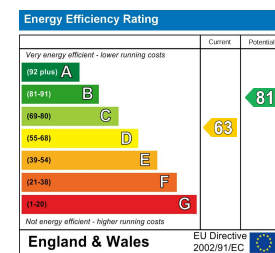
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An attractive semi detached bay fronted period house with well proportioned accommodation in need of a scheme of modernisation and refurbishment, together with outhouses, large gardens and parking with ample scope for garage / workshop (S.T.P.P.) in a popular village locality having a range of amenities.



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Oswestry Sales
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2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Spacious period semi detached house
- Requires modernisation
- UPVC double glazing and gas c/h
- Large gardens, especially to rear
- Parking space and old garage
- Popular locality / village amenities

DIRECTIONS

From Oswestry take the B5069 Gobowen road and on reaching the A5 roundabout take the second exit again on to the B5069 road. Follow this all the way through to Gobowen, over the railway line and then at the roundabout take the first exit on to the B5009 Chirk road. Follow this for at least 200 metres and the property will be seen on the left hand side.

SITUATION

The popular village of Gobowen has an excellent range of local amenities to include a General Stores and Newsagents, a variety of small shops, Public House, Church and a Railway Station serving Shrewsbury, Wrexham and Chester.

DESCRIPTION

This popular style bay fronted semi detached period house offers an excellent opportunity for those purchasers seeking a property to modernise and refurbish, allowing them to put their own "stamp" on the property. The accommodation is well proportioned with a semi open plan sitting / dining living room, which is divided by folding doors. There is a very useful cellar off the kitchen, together with a utility room. There are three bedrooms on the first floor served by a bathroom and a separate WC. The property has been fitted with UPVC double glazing and has a gas central heating system. The accommodation still retains a number of features including period patterned tiled floor and decorative mouldings to the reception hall, a number of rooms have the original picture rails and some ceiling cornices. There is in addition scope to extend at the rear - subject to any necessary planning consents.

Outside there is vehicular access to the rear with an old garage, again with ample scope to re-build with a new / larger garage if required. The gardens are of a generous size being a particularly good length and will no doubt attract gardening enthusiasts and families alike.

ACCOMMODATION

ENTRANCE VESTIBULE

With patterned tiled floor.

RECEPTION HALL

With original pattern tiled floor, cornice ceiling with feature archway, and staircase rising to the first floor.

LOUNGE

With cornice ceiling and picture rail, square bay window to front, folding glazed doors open through to:

DINING / LIVING ROOM

With attractive briquette and stone fireplace having coal effect gas fire set on tiled hearth, picture rails.

KITCHEN

With quarry tile floor, fitted work surfaces with tile splash with built in stainless steel sink unit, wall mounted Ideal gas fired combi central heating boiler, selection of oak faced base and eye level cupboards, electric slot-in Tricity Bendix cooker, tall built in floor to ceiling double cupboard. From the kitchen a door gives access to staircase which descends to:

USEFUL CELLAR

With quarry tile floor, good head height. Power and lighting.

PANTRY

With quarry tiled floor and fitted shelving.

UTILITY ROOM

With quarry tile floor, space and plumbing for washing machine, space for fridge or freezer unit, rear entrance door.

FIRST FLOOR

LANDING

With fitted cupboard. Access to loft space.

BEDROOM 1

With square bay window to front.

BATHROOM

With panel bath having tile splash and wall mounted electric Triton shower unit with splash rail, pedestal wash hand basin with tile splash, wall cabinet, electric shaver socket.

BEDROOM 2

With rear window aspect with views over the garden and farmland in the distance.

BEDROOM 3

With fitted airing cupboard (cylinder removed).

SEPARATE WC

With close coupled WC.

OUTSIDE

The front of the house is approached through a pedestrian ornamental iron gate flanked by walling. Flagged pathways divide to both the front door and side of the house with ornamental gravel suitable for pot plants if required.

A side pedestrian gate with pathway which leads to the side rear with a yard / patio area, off which lies:

Brick and tile outhouses, comprising STORE and GARDEN WC.

The rear garden is particularly generous in size and divided into two lawn areas with a central mature shrubbery bed and timber GARDEN SHED. At the bottom of the garden is an old garage (asbestos sheeted) with timber twin entrance doors. Immediately adjoining is a tarmac parking area with ample space for two cars.

GENERAL REMARKS

PROBATE

It is understood that probate has been granted.

FIXTURES AND FITTINGS

The fitted carpets as laid, curtains and light fittings are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, drains and gas are understood to be connected. Gas fired central heating system. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band B. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

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