

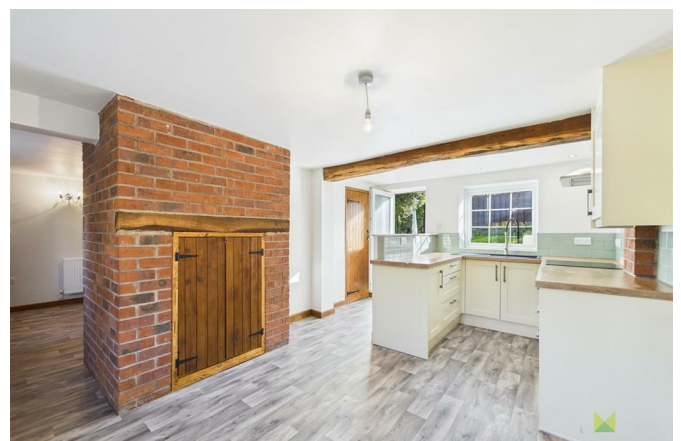
8 Upper Chirk Bank Chirk Bank Wrexham LL14 5EA



2 Bedroom House - Terraced
£825

The features

- ENVIABLE TWO BEDROOM COTTAGE HOME
- SPACIOUS LOUNGE AND DINING ROOM
- TWO BEDROOMS AND FAMILY BATHROOM
- EARLY INTEREST ADVISED
- CONVENIENT POSITION PERFECT FOR COMMUTERS
- KITCHEN AND UTILITY ROOM/ STORAGE
- ENCLOSED FRONT AND REAR GARDEN
- ENERGY PERFORMANCE RATING "



***** BEAUTIFULLY PRESENTED TWO BEDROOM HOME *****

An opportunity to rent this beautifully presented two bedroom mid terraced home offering enviable living accommodation throughout.

Occupying an enviable position on the edge of the self sufficient village of Weston Rhyn and having ease of access to the nearby Market Town of Oswestry.

Briefly comprising of Entrance Porch, Lounge, Kitchen/ Dining Room, Two Bedrooms and Bathroom.

Having benefit of central heating, front and enclosed rear garden, enviable village location.

Available immediately.

Property details

ENTRANCE PORCH

Entrance door leading into the Entrance Porch with tiled flooring. Further door leading into,

LOUNGE

With window to the front aspect. Staircase leading to the First Floor Landing. Feature brick fireplace with wooden mantel and tiled hearth with electric heater. Laminate flooring. Radiator.

DINING ROOM

With window to the front aspect. Storage cupboard, laminate flooring. Radiator.

KITCHEN

Fitted with range of base level units with work surface over. Single drainer sink, Integrated oven with inset four ring hob and extractor hood over. Partially tiled walls, further range of wall mounted units. Exposed wooden beam, laminate flooring, door and window to the rear aspect, further door leading into,

UTILITY ROOM

With window to the rear aspect. Plumbing for washing machine, Power,

FIRST FLOOR LANDING

Stairs lead from the Lounge to the First Floor Landing, Door leading off,

BEDROOM 1

With window to the front aspect. Feature cast iron fireplace, over stairs storage cupboard. Radiator.

BEDROOM 2

With window to the front aspect. Radiator, feature fireplace and storage cupboard.

BATHROOM

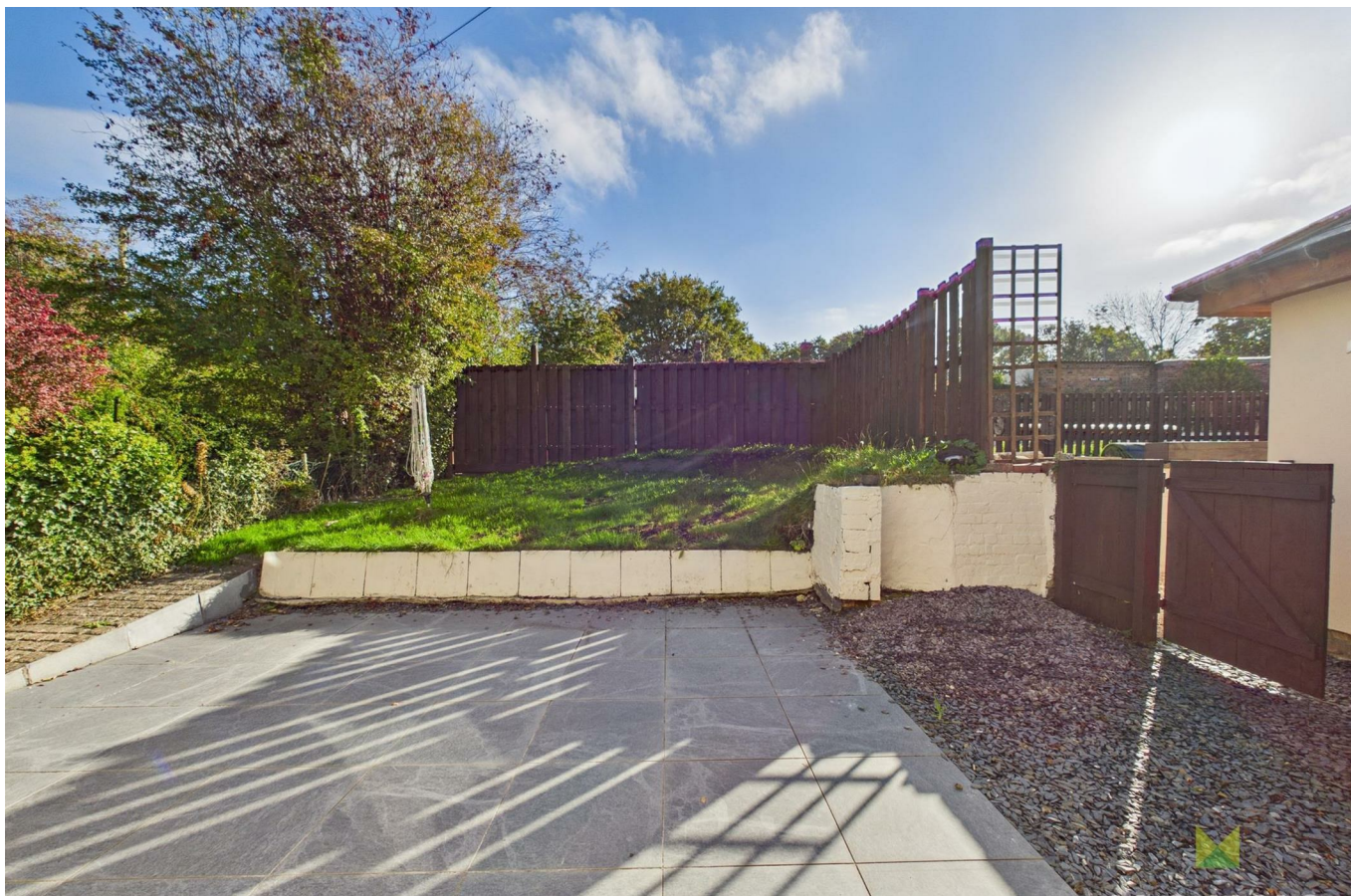
Suite comprising of panelled bath, shower cubicle, WC and wash hand basin. Window to rear aspect. Laminate flooring, heated towel rail.

OUTSIDE

To the front of the property there is paved pathway leading to the entrance door. Rear Garden has a paved patio, area laid with lawn and enclosed with fencing.

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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