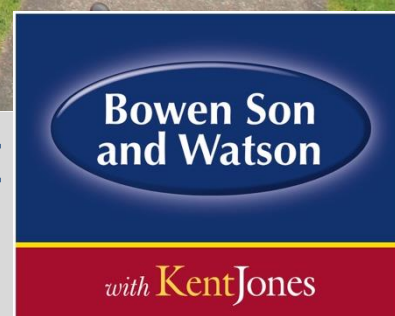




58 Longfield, Chirk, Wrexham, LL14 5RE

Offers in the Region Of £165,000



A spacious three bedroom mid terrace property situated in an established residential area within walking distance of the centre of Chirk and all local amenities. The property is well presented throughout and also benefits from ample off road parking provision to the front with good sized rear gardens. There is uPVC double glazing throughout and the property is warmed by a gas fired central heating system. Early inspection is highly recommended.



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- Spacious 3 bedroom mid terrace property.
- Within walking distance of local amenities.
- Ideal first time buy or investment property.
- Good sized rear gardens & off road parking.
- uPVC double glazing & gas fired C/H.
- Awaiting EPC assessment.

General Remarks

Bowen Son & Watson with Kent Jones are delighted with instructions to offer this well presented property in Longfield, Chirk for sale by private treaty. The living accommodation is generously sized throughout and the property would make an ideal first time buy or investment. To the rear are good sized gardens which include a storage shed with additional store room accessed at the side of the property.

Location

The property is situated in an established residential area within walking distance of the centre of Chirk. The town has a good range of local shops, Post Office, Bank, Public Houses and excellent Infant and Junior Schools.

Easy access onto the A5/A483 provides links to the the larger towns of Oswestry, Wrexham, Shrewsbury and the City of Chester. The town has an excellent bus service and also a train station



which provides services to Birmingham and Manchester.

Accommodation

A part glazed uPVC door at the front of the property leads into:

Hall

Stairs to first floor landing, radiator and doors off to:

Cloakroom

5' 10" x 2' 9" (1.79m x 0.83m)

Low level flush w.c., pedestal wash hand basin, radiator, tiled floor and tiled walls.

Living Room

13' 1" x 12' 10" (3.98m x 3.92m)

Radiator, TV/telephone points and opening into:

Dining Room

11' 3" x 8' 5" (3.44m x 2.57m)

Radiator, door to Kitchen and part glazed uPVC door to rear gardens.

Kitchen

8' 10" x 8' 5" (2.70m x 2.56m)

Range of fitted base/eye level wall units with worktops over and inset stainless steel sink/drainers. Integrated electric oven and hob, space/plumbing for washing machine and fridge freezer. 'Worcester' gas fired boiler and radiator.

Staircase to first floor landing

Radiator, access to loft space, built in storage cupboards and doors off to:



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Bedroom One

12' 11" x 11' 9" (3.94m x 3.59m)

Radiator.

Bedroom Two

12' 10" x 9' 11" (3.91m x 3.03m) max

Built in storage alcove and radiator.

Bedroom Three

9' 6" x 9' 2" (2.89m x 2.80m) max

Overstairs storage platform and radiator.

Bathroom

7' 5" x 5' 7" (2.27m x 1.69m)

Suite comprising panel bath with electric shower over, pedestal wash hand basin and low level flush w.c. Radiator and tiled walls.

External Store Room

6' 8" x 4' 1" (2.04m x 1.24m)

Light/power facilities laid on.

Storage Shed

9' 10" x 8' 3" (3.00m x 2.52m)

Light/power facilities laid on.

Outside

At the front of the property is a large gated driveway bordered by lawned gardens. To the rear there are additional lawns and the storage shed with access to the external store room from the covered passageway to the side.

EPC Rating

EPC Rating Band C (71)

Council Tax Band

Council Tax Band - 'C'.

Local Authority

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: (01978) 292000.



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Contact your local branch of **Bowen Son and Watson with Kent Jones** today!

Tenure

We are informed that the property is freehold subject to vacant possession on completion.

Directions

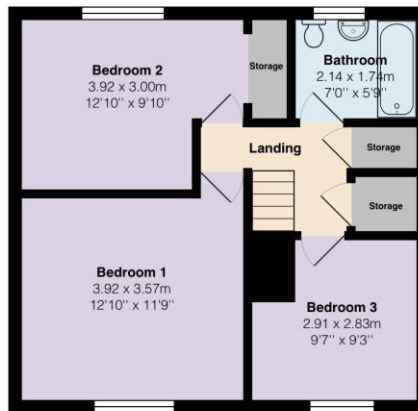
From Chirk town centre head North along Church Street towards Llangollen. Turn right onto Colliery Road. Continue ahead before turning left onto Longfield. Continue ahead bearing around to the right and the property will be found on the right hand side.



58, Longfield, Chirk, LL14 5RE



Ground Floor



1st Floor

Total Area: 89.5 m² ... 963 ft²

All measurements are approximate and for display purposes only