

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £175,000

6 Charles Street, Chirk, Wrexham. LL14 5HT

🏠 3 Bedrooms

🚿 1 Bathrooms



## 6 Charles Street, Chirk, Wrexham LL14 5HT

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### Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

### General Remarks

No Upward Chain - Bowen are delighted with instructions to offer 6 Charles Street in Chirk for sale by private treaty. This recently renovated and much improved three bedroom terraced property is situated in an established residential location in the popular town of Chirk. Benefiting from a newly fitted Kitchen, Shower Room and has been neutrally decorated throughout. The plot is generously sized and includes large rear gardens alongside ample parking to the front. The property is warmed by gas fired central heating and is fully uPVC double glazed.

**Location:** The property is located within a short walking distance of the centre of the popular border town of Chirk. The town has an excellent range of Shops, Post office, Bank, Public Houses and both Infants/Junior school as well as transport to Secondary High Schools. Easy access onto the A5/A483 provides links to the larger towns of Oswestry, Wrexham & Shrewsbury as well as the City of Chester. Chirk also has a railway station providing services to Birmingham & Chester.

### 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:** Low level flush WC, wash hand basin, radiator and under stairs storage area.

**Sitting Room:** 12' 3" x 10' 2" (3.74m into bay x 3.11m max) Bay window to front, feature fireplace and radiator.

**Living Room:** 12' 11" x 12' 2" (3.94m x 3.70m max) Feature fireplace, radiator, TV/Telephone points and separate door off to:

**Kitchen:** 10' 2" x 8' 4" (3.10m x 2.54m) Range of newly fitted base/eye level wall units with worktop over and inset stainless steel sink/drainer. Freestanding double oven with 4 burner gas hob above. Space and plumbing for washing machine and fridge, radiator. Part glazed door to gardens.

**Stairs to first floor landing. :** Radiator, Airing cupboard housing Worcester gas fired boiler and slatted shelving, access to loft space and doors off to:

**Bedroom 1:** 16' 6" x 9' 9" (5.02m x 2.97m) Radiator.

**Bedroom 2:** 10' 2" x 9' 5" (3.09m x 2.88m) Radiator.

**Bedroom 3:** 9' 6" x 6' 9" (2.89m x 2.05m) Radiator.

**Shower Room:** 6' 1" x 5' 2" (1.85m x 1.57m) Shower cubicle with mixer shower, pedestal wash hand basin, tiled floor tiled walls and extractor fan.

**Separate WC:** Low level flush WC, tiled floor and tiled walls. Access to loft space.

**Outside:** Ample off road parking to the front of the property. Large rear gardens including concrete patio area and lawns beyond. Rear garden is securely fenced.

**EPC Rating:** EPC Rating - Band 'E' (50).

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

**Council Tax Band:** Council Tax Band B

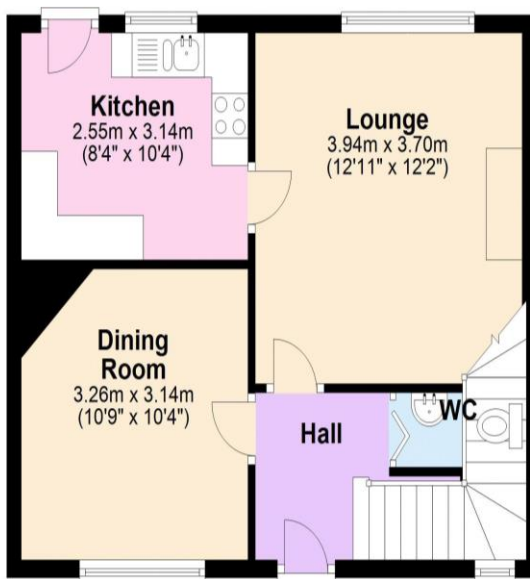
**Local Authority:** Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: (01978) 292000.



**Directions:** From the centre of Chirk proceed North on the B5070 towards Llangollen. Continue past the 'Co-Op' stores on your left hand side then take the next turning right onto West View. Follow the one way system around to the left hand side and after the first right hand bend the property will be found on the right hand side as identified by the agent's 'For Sale' board.

## Ground Floor

Approx. 41.0 sq. metres (441.4 sq. feet)



## First Floor

Approx. 44.4 sq. metres (477.6 sq. feet)



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.