

BOWEN

PROPERTY SINCE 1862



Auction Guide Price £125,000 to £150,000

🏠 2 Bedrooms 🚿 1 Bathroom

Woodlands, Halton, Chirk,
Wrexham, LL14 5BD

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General Remarks

A spacious and well planned two bedroom detached bungalow situated in a semi rural position at Halton near Chirk. Offering huge scope for modernisation/improvement both internally and externally, the property includes a large open plan Living/Dining/Kitchen which once the gardens are cleared will offer views of the surrounding countryside. The property is warmed by LPG central heating and includes off road parking provision to the front.

Location: Woodlands is situated in a pleasant rural location on the outskirts of Chirk and is conveniently placed for local transport links. Chirk contains an excellent range of shops, Public Houses and local amenities including excellent Infant and Junior schools. The A5 and A483 provides direct links to the larger towns of Llangollen, Wrexham, Oswestry and the City of Chester. Chirk also has a train station which provides links to Manchester and Birmingham.



Accommodation

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

Entrance Porch: 7' 1" x 3' 0" (2.16m x 0.91m) With door into:

Entrance Hall: 17' 4" x 5' 1" (5.29m x 1.54m)
Radiator, telephone point, access to loft space, storage cupboard and doors off to:

Open Plan Living/Dining/Kitchen: 29' 2" x 12' 6" (8.89m x 3.80m) Fitted base/eye level wall units with worktops over and inset sink unit. Parquet flooring to Kitchen area, door to side porch, radiator, gas fireplace in Living area, TV point, views to rear and sliding glazed door to:

Conservatory: 10' 2" x 7' 5" (3.11m x 2.25m) Tiled floor and glazed door to gardens.

Side Entrance Porch: 12' 4" x 6' 8" (3.77m x 2.02m) max Tiled floor and door to rear.

Bedroom 1: 16' 9" x 9' 11" (5.11m x 3.01m)
Radiator.

Bedroom 2: 11' 10" x 11' 11" (3.61m x 3.62m)
Radiator.

Bathroom: 11' 3" x 7' 1" (3.44m x 2.15m) max Panel bath with electric shower over, pedestal wash hand basin and low level flush w.c. 'Logic' LPG fired boiler, part tiled walls, radiator and built in storage cupboards.

Outside: At the front of the property is a driveway providing off road parking. To the one side of the property are gardens which are currently overgrown, yet offer great potential for improvement. To the

other side, a pedestrian access path leads to the rear of the property.

EPC Rating: EPC Rating Band E (45)

Council Tax Band: Council Tax Band - 'D'.

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

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

Buyer's Premium: Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.40% including VAT of the sale price achieved. For further details on fees payable please consult the legal pack.

Method of Sale: The property will be offered for sale by auction. The date of the auction will be confirmed as soon as the grant of probate is received.

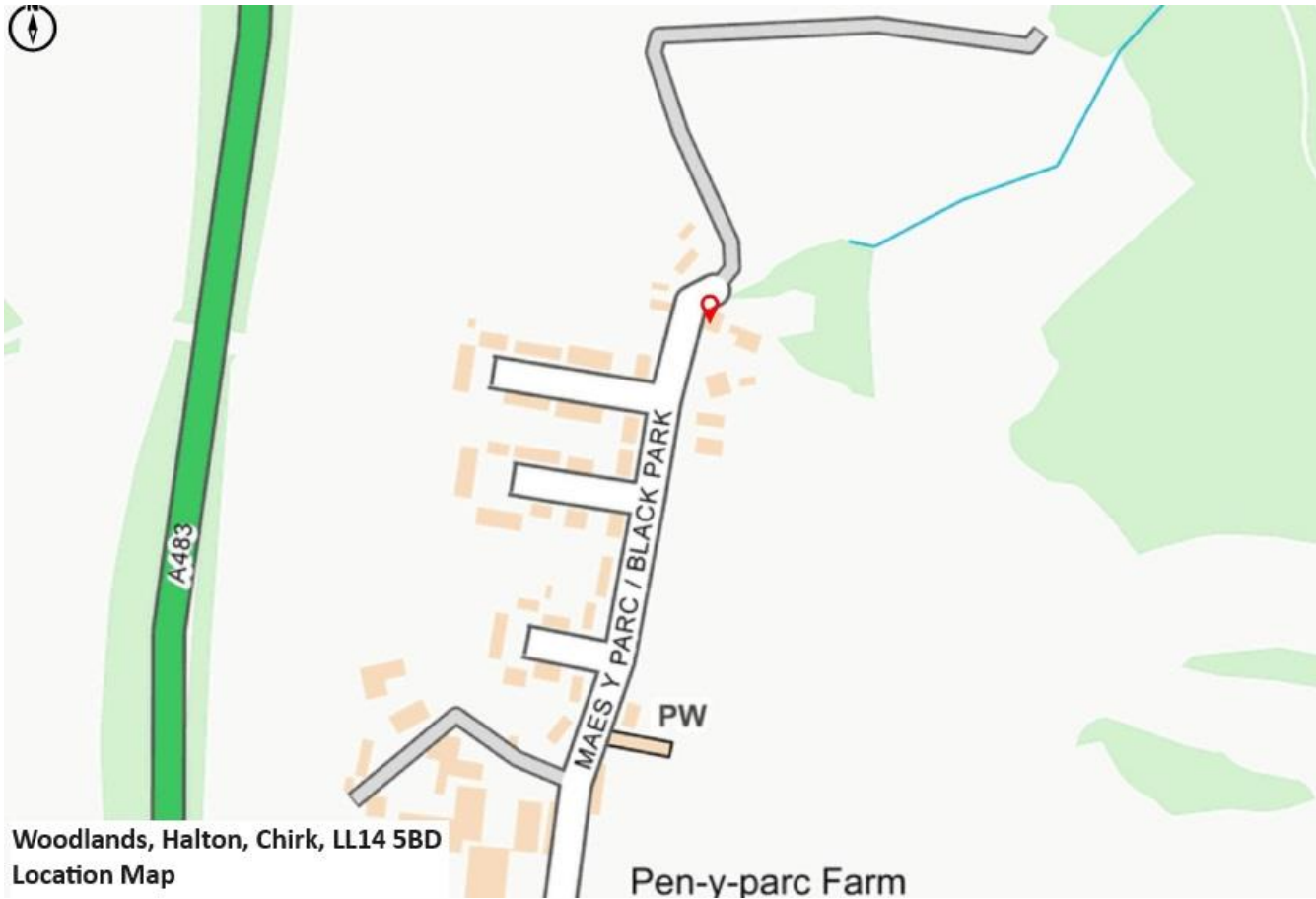
Solicitor: Mr D.R. Fraser of Silverman Livermore Solicitors, 1 Rutland House Mall Shopping Centre, Runcorn, Cheshire, WA7 2ES.

Directions: From the agent's office on Church Street, Chirk proceed down the A5 towards Llangollen. At the roundabout turn right signposted for Wrexham. Continue up this road then at the next roundabout take your second exit off towards Halton and Black Park. Turn left at the next roundabout towards Halton before turning left again towards Black Park. Follow the road ahead to the far end and the bungalow will be found on the right hand side.









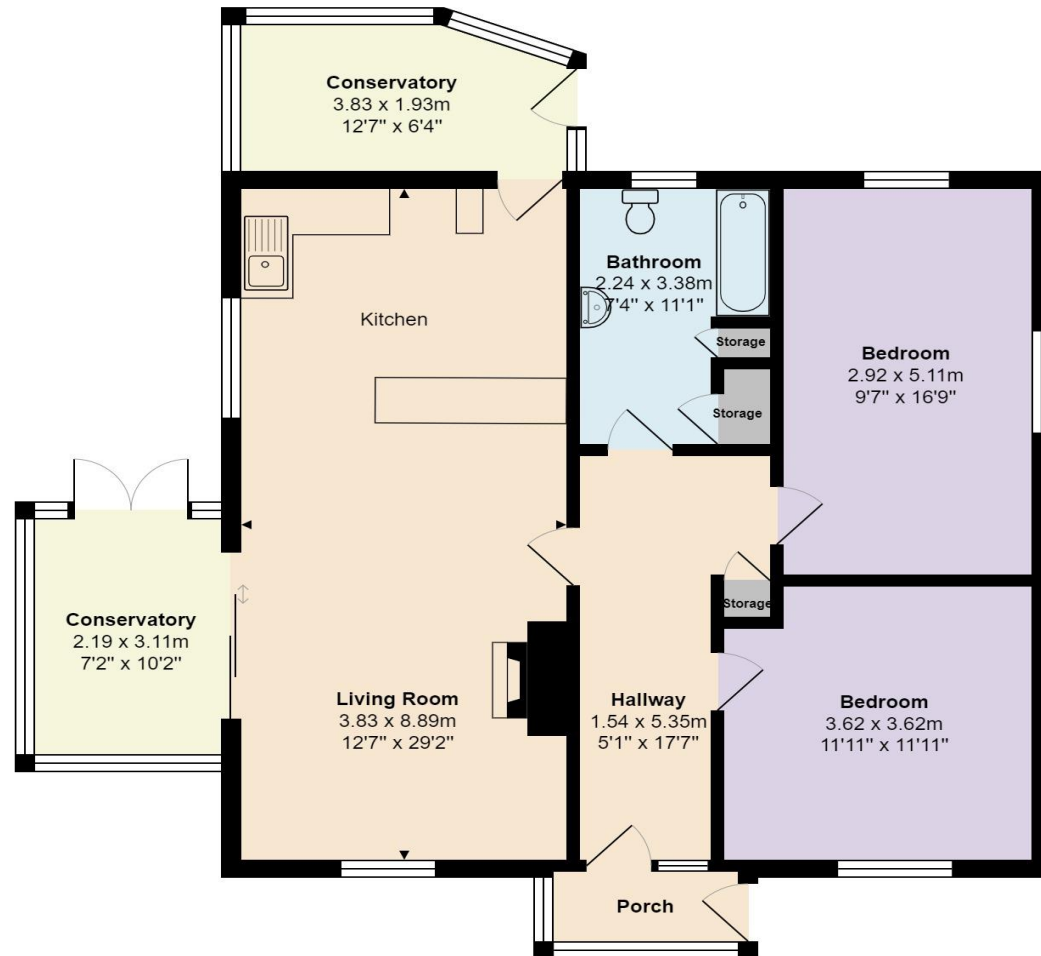
Guide Price: Where a guide price is given that price is not to be taken as an indication of the value of the lot or of the reserve price. Pre-auction guide prices are based upon the initial anticipation of the sale price of the property at auction. Prospective purchasers should be aware that guide prices are subject to change and are advised to check any amendments with the Auctioneers prior to the auction. The reserve price for each of the lots may exceed the quoted guide price and eventual guide price.

Reserve Price: The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

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Woodlands, Halton, Chirk, LL14 5BD



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White House

Iss

TRACK

Track

Path

116m

114m

Maesyparc

Track

Black Park

PW

Hall

Pen-y-parc Farm

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