

# BOWEN

PROPERTY SINCE 1862



Offers in excess of £75,000

14 Linden Avenue, Lodgevale Park, Chirk,  
Wrexham, LL14 5ER

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🏠 2 Bedrooms

🚿 1 Bathroom

## 14 Linden Avenue, Lodgevale Park, Chirk, Wrexham, LL14 5ER



### General Remarks

**For sale by public auction on the 20th June 2024 at 2.00pm to be held at the Lion Quays Resort, Weston Rhyn, Gobowen, Oswestry, SY11 3EN.**

A modern two bedroom semi detached property situated within this popular residential development in Chirk. The property includes double glazing, off road parking with attached car port and requires a complete scheme of modernisation/improvement. To the rear are decent sized gardens which have been laid out for ease of maintenance.

**Location:** The property is situated on the popular residential development of Lodgevale Park within the small border town of Chirk. The town contains an excellent range of shops, Public Houses and local amenities including excellent Infant and Junior schools. Easy access onto the A5 and A483 provides links to the larger towns of Llangollen, Oswestry, Wrexham and the City of Chester. Chirk also has a train station providing services to Birmingham and Manchester.



### Accommodation

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

**Porch:** 9' 2" x 4' 5" (2.80m x 1.34m) Door to car port and separate door to:

**Inner Porch:** With part glazed door to:

**Living Room:** 18' 9" x 12' 1" (5.71m x 3.68m) max Understairs cupboard, stairs to first floor landing and door to:

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**Kitchen:** 12' 0" x 9' 0" (3.67m x 2.75m) With part glazed door to rear gardens.

**Stairs to first floor landing:** Access to loft space and doors off to:

**Bedroom 1:** 12' 1" x 10' 5" (3.68m x 3.18m)  
Ceiling has collapsed so please avoid this area when viewing.

**Bedroom 2:** 12' 1" x 9' 4" (3.68m x 2.85m)  
Cupboard housing hot water cylinder and slatted shelving.

**Shower Room:** 8' 2" x 4' 11" (2.49m x 1.51m)  
Shower cubicle with electric shower, pedestal wash hand basin and low level flush w.c.

**Car Port:** 16' 3" x 8' 7" (4.95m x 2.62m) Doors to both the front and rear. Light/power facilities laid on.

**Outside:** At the front of the property is a driveway providing off road parking. To the rear the gardens are good sized and have been gravelled for ease of maintenance.





**EPC Rating:** Awaiting EPC assessment.

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

**Services:** We are informed that the property is connected to mains electricity, water and sewerage supplies subject to the statutory consents.

**Council Tax Band:** Council Tax Band - 'B'.

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

**Solicitor:** Mr Michael Keeling of Nexa Law Limited, Office 1, The Church Offices, Salop Road, Oswestry, Shropshire, SY11 2NR. [michael.keeling@nexa.law/01691655060](mailto:michael.keeling@nexa.law/01691655060).

**Method of Sale:** The property will be offered for sale by public auction at Lion Quays Hotel, Moreton, Oswestry on 20th June 2024, commencing at 2.00pm.

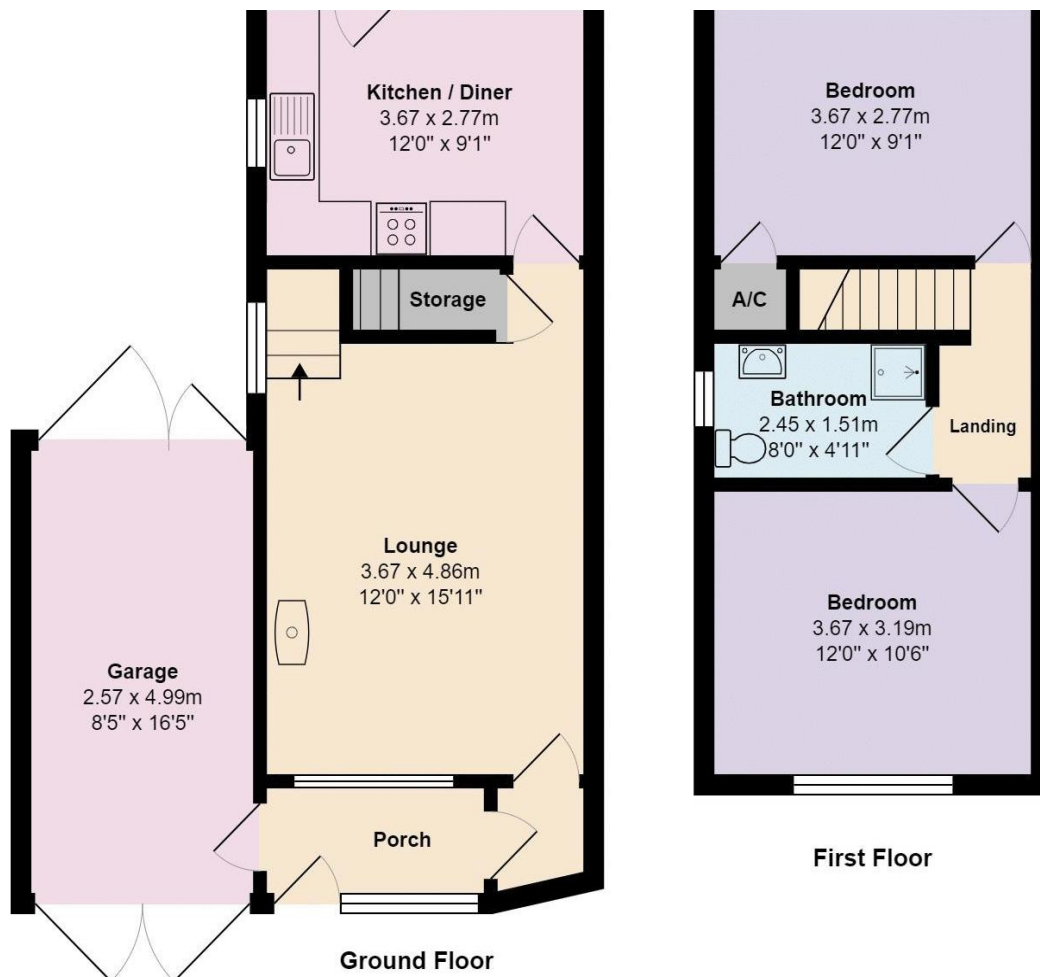
**Buyer's Premium:** Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at £3,000 including VAT. For further details on fees payable please consult the legal pack.

**Directions:** From the agent's Chirk office on Church Street, proceed north along the B5070 for approximately a mile taking a right turn into Lodgevale Park. Take the first turning on the left into Wern and then the second turning right onto Offa. Continue ahead taking the second turning on the left into Linden Avenue where the property will be found on your left 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.



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.