

BOWEN

PROPERTY SINCE 1862



Offers in the region of £215,000

Bluebell Cottage, Station Avenue, Chirk,
Wrexham, LL14 5LS

🏠 3 Bedrooms

🚿 2 Bathrooms

Bluebell Cottage, Station Avenue, Chirk, Wrexham, LL14 5LS



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General Remarks

A spacious three bedroom semi detached property situated in a sought after location close to the centre of Chirk and within easy walking distance of all local amenities, including the railway station. The property includes off road parking provision and a single garage at the rear, with enclosed gardens adjoining the property. The accommodation is warmed by gas fired central heating and includes double glazing. Early inspection is highly recommended as the property is offered for sale with no onward chain.

Location: Bluebell Cottage is located within walking distance of the centre of the popular border town of Chirk. The town has an excellent range of Shops, Post office, Public Houses and both Infants and Junior 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 door at the front of the property leads into:

Hall: Wood flooring, radiator, stairs to first floor landing, understairs storage cupboard and doors off to:

Cloakroom: Wood flooring, low level flush wc, wash hand basin and radiator.

Kitchen: 11' 5" x 11' 1" (3.48m x 3.38m max) Range of fitted base/eye level wall units with worktops over and inset 1.5 stainless steel sink and

drainer. Integrated oven and 4 burner gas hob with extractor hood over. Integrated fridge, freezer and washing machine. Radiator, wood flooring, part glazed door to garden and separate door to:

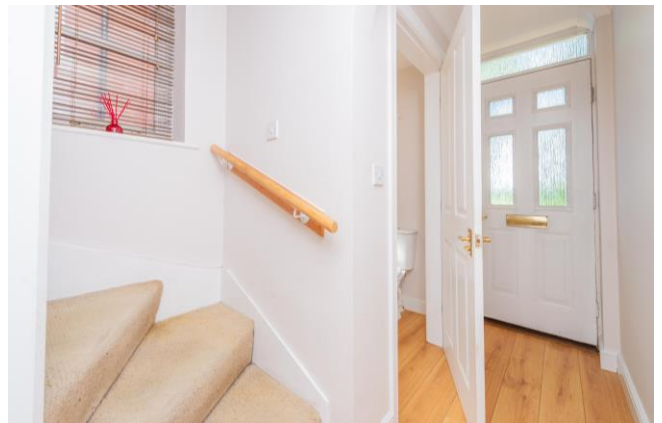
Dining Room: 9' 9" x 7' 7" (2.98m x 2.31m)
Wood flooring, radiator, glazed doors to rear garden and opening into:

Living Room: 14' 0" x 8' 8" (4.26m x 2.63m)
Wood flooring, gas fireplace, TV point, radiator and views of the park to the front of the property.

Stairs to first floor landing: With access to loft space and doors off to:

Bedroom 1: 13' 1" x 9' 1" (3.99m x 2.77m)
Views of the park to the front of the property, fitted wardrobes and drawers, radiator and door to:

En-suite: 6' 6" x 6' 2" (1.99m x 1.88m) Suite comprising shower cubicle with Mira shower, pedestal wash hand basin and low level flush wc. Part tiled walls, radiator and extractor fan.





Bedroom 2: 9' 8" x 9' 3" (2.95m x 2.83m)

Radiator.

Bedroom 3: 8' 4" x 9' 3" (2.54m x 2.83m) Fitted wardrobes, desk and shelving. Radiator and views of the park to the front.

Study/Nursery: 6' 2" x 5' 1" (1.87m x 1.54m)

Radiator and telephone point.

Family Bathroom: 9' 3" x 5' 7" (2.82m x 1.70m max) Suite comprising panel bath with Triton shower over, pedestal wash hand basin and low level flush wc. Radiator, part tiled walls and cupboard housing 'Worcester' gas fired boiler.

Outside: To the rear of the property there are enclosed gardens laid to lawn with borders, a paved patio area and path leading to the pedestrian gate providing access to the rear. The garage and two parking spaces are located beyond this gate.

Single Garage & Parking: 17' 1" x 8' 9" (5.20m x 2.66m) Driveway leading to single garage to rear with up and over door, alongside light and power facilities laid on. There is also another parking space with the property and a plan is available on request to show the location of this in the resident's parking area.

EPC Rating: Band C (71)

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

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

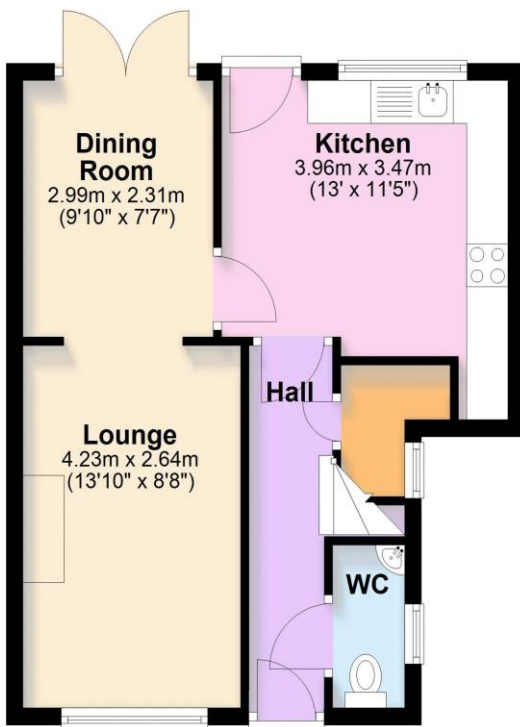
Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Directions: Proceed to the centre of Chirk before turning onto Station Avenue at the War Memorial, opposite the Hand Hotel. Proceed ahead and the property will be found on the left hand side identified by the Agent's For Sale Board.



Ground Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



First Floor

Approx. 48.0 sq. metres (516.5 sq. feet)



Total area: approx. 87.2 sq. metres (938.6 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.