

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £169,950

85 Longfield, Chirk,
Wrexham, LL14 5RE

🏠 2 Bedrooms

🚿 1 Bathroom

85 Longfield, Chirk, Wrexham, LL14 5RE



General Remarks

A spacious two bedroom semi-detached property situated in an established residential area within walking distance of the centre of Chirk. Having good sized gardens and uPVC double glazing throughout, the property is warmed by a gas fired central heating system.

Early inspection is highly recommended to appreciate the well proportioned accommodation which offers buyers the opportunity to complete the refurbishments to their tastes, including the creation of a third bedroom. The property is also offered for sale with no onward chain.

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 larger towns of Oswestry, Wrexham, Shrewsbury and the City of Chester. The town has an excellent bus service and a train station providing services to Birmingham and Manchester.

Accommodation

A part glazed uPVC door leads into:

Hall: 7' 3" x 5' 7" (2.21m x 1.71m) Stairs to first floor landing, radiator, telephone point, built in storage cupboard and glazed door to:

Lounge: 13' 0" x 10' 10" (3.97m x 3.31m) Radiator, TV point and door to:

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

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.

Dining Room: 9' 3" x 8' 4" (2.82m x 2.55m)

Radiator, part glazed uPVC door to covered terrace at the rear and opening into:

Kitchen: 8' 11" x 8' 5" (2.72m x 2.56m) Modern fitted base/eye level wall units with worktops over and inset composite sink/drain. Integrated oven with hob and extractor fan over, space/plumbing for fridge freezer, dishwasher and washing machine. Tiled floor and part tiled walls.

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

Bedroom 1: 12' 5" x 10' 6" (3.78m x 3.20m) Radiator.

Bedroom 2: 9' 5" x 9' 3" (2.86m x 2.83m) Radiator and views of playing fields to front.

Box Room/Potential Third Bedroom: 8' 11" x 6' 4" (2.73m x 1.92m) Partly finished bedroom being created following the split of the large front bedroom. Radiator installed but requires completion of works and installation of window.





Bathroom: 7' 10" x 7' 10" (2.39m x 2.39m)

Panel bath with electric shower over, pedestal wash hand basin and low level flush w.c. Radiator, part tiled walls, Baxi gas fired boiler and extractor fan.

Externally accessed Store Room: 7' 4" x 7' 0" (2.24m x 2.14m) max Light/power facilities laid on. Potential to link room with property via door to Hallway. Again, this has partially been completed.

Outside: The property includes a driveway to the front bordered by mature shrubs and fencing. A pedestrian access gate at the side opens into the rear gardens which offer scope for landscaping in line with a purchaser's requirements. They currently include paved areas, a covered decked terrace, shrubs and a timber storage shed.

EPC Rating: EPC Rating - Band 'C' (69).

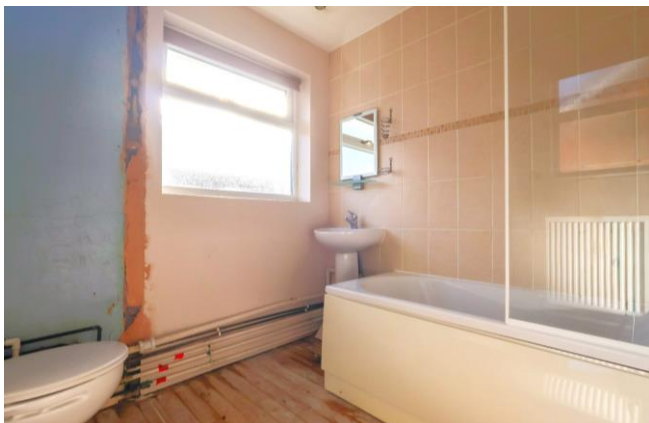
Council Tax Band: Council Tax Band - 'C'.

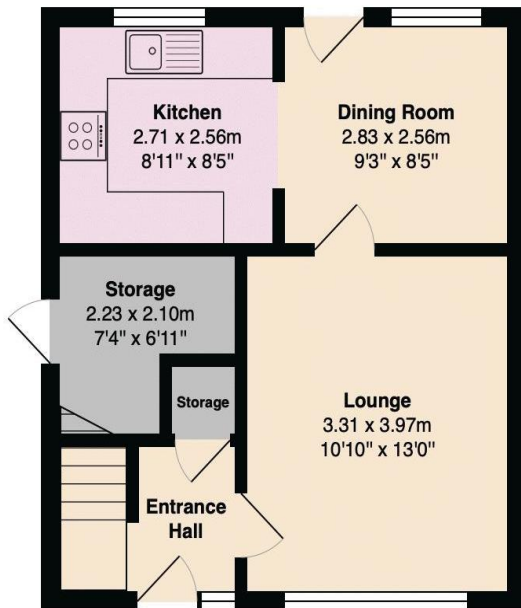
Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: (01978) 292000.

Services: We are informed that the property has mains electricity, water, gas and drainage connections.

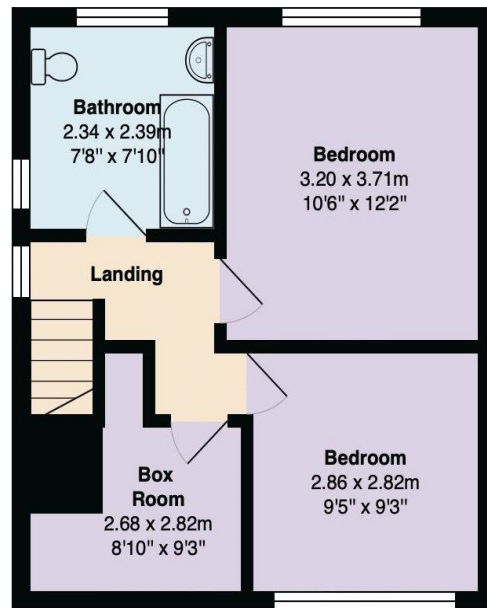
Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Directions: From Chirk town centre head North along Church Street towards Llangollen. Turn right onto Colliery Road and continue ahead before turning left onto Longfield. Continue ahead bearing to the left and the property will be found on the left hand side, overlooking the playing field at the front.





Ground Floor



First Floor

Total Area: 76.3 m² ... 821 ft²

All measurements are approximate and for display purposes only

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.