

BOWEN

PROPERTY SINCE 1862



Offers in the region of £179,950

15 Highfields, Chirk, Wrexham, LL14 5NU

🏠 2 Bedrooms

🚿 1 Bathrooms

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General Remarks

A spacious and well presented two bedroom terraced property situated in an established residential area in the popular town of Chirk. The property has been well maintained by the current owner and benefits from generously sized living accommodation. Both the Living Room and Kitchen/Dining Room on the ground floor are good sized while the two first floor bedrooms are both doubles.

Externally there are enclosed gardens to the front and rear, while a communal parking area is adjacent to the property. The property is warmed by gas fired central heating and is fully double glazed. Early inspection is highly recommended as the property is offered for sale with no onward chain.

Location: The property 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/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: Wood effect flooring, radiator, stairs to first floor landing and large built in storage cupboard (2.07m x 1.17m) previously used as a small office with radiator. Doors off to:

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.

Living Room: 17' 9" x 10' 4" (5.40m x 3.15m) max Log burner set on slate hearth, wood effect flooring, two radiators, TV/telephone points and door to:

Kitchen/Dining Room: 17' 7" x 9' 8" (5.37m x 2.95m) max Range of fitted base/eye level wall units with granite worktops over and inset 1.5 bowl stainless steel sink unit. Space for cooker with extractor hood over, space/plumbing for washing machine, fridge and freezer. Two radiators, part tiled walls, tiled floor, spotlights to ceiling and part glazed uPVC door to rear.

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

Bedroom 1: 14' 7" x 8' 10" (4.44m x 2.69m) Radiator.

Bedroom 2: 9' 9" x 9' 7" (2.97m x 2.91m) Fitted wardrobes and radiator.

Bathroom: 7' 9" x 5' 5" (2.37m x 1.66m) Suite comprising panel bath with shower over, wash





hand basin and low level flush w.c. Tiled walls, vinyl flooring, heated towel rail and extractor fan.

Outside: At the front of the property there is an enclosed hard landscaped garden with lawns beyond. At the rear there are additional gardens including artificial lawns and a large concrete patio area. A pedestrian access gate then provides access to the road beyond and communal car parks. Additional car parking is available in the communal car park at the front of the property.

EPC Rating: EPC Rating - Band C (71).

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

Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, (01978) 292000.

Services: We are informed that the property is connected to mains electricity, gas, water and drainage supplies.

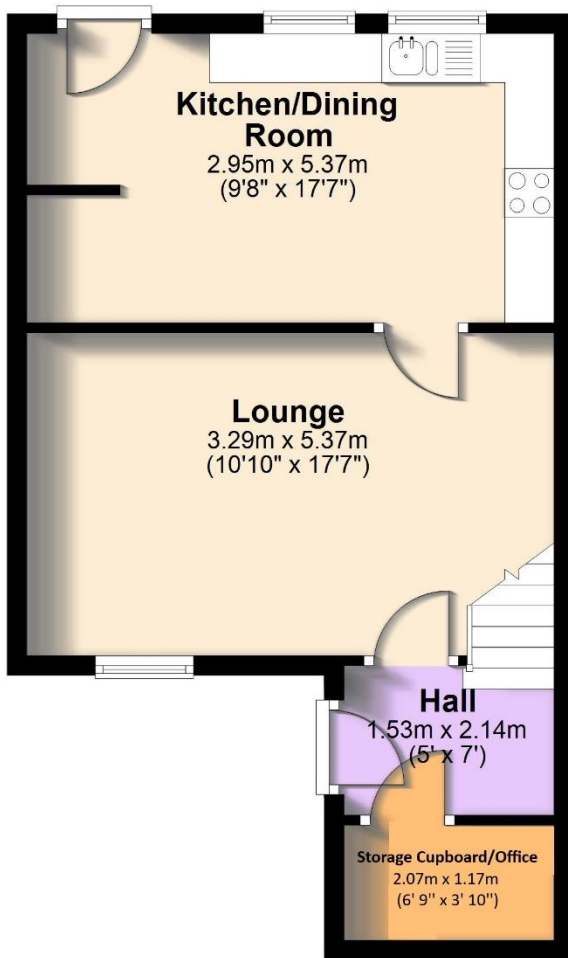
Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Directions: From the agent's Chirk Office on Church Street proceed north along the B5070 for approximately 1/4 mile before turning right into Chapel Lane. Continue ahead passing the school on your right until the road bends around to the right. Turn left here and continue ahead on Chapel Lane. The road will lead into Highfields and if you continue around to the right the property will be found in front of you.



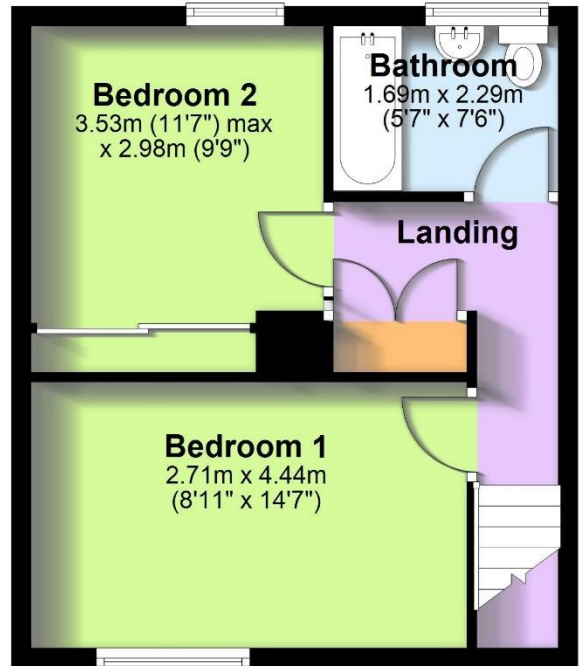
Ground Floor

Approx. 40.3 sq. metres (433.5 sq. feet)



First Floor

Approx. 34.1 sq. metres (366.7 sq. feet)



Total area: approx. 74.3 sq. metres (800.1 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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