

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £210,000

2 George Street, Chirk, Wrexham, LL14 5HS

🛏 3 Bedrooms

🚿 1 Bathroom

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General Remarks

A spacious three bedroom semi detached property with extensive rear gardens situated in an established residential development within Chirk. The living accommodation is warmed by gas fired central heating and includes replacement uPVC windows throughout, alongside a new front door.

The rooms are all well proportioned, while externally the gardens are generously sized and a most notable feature of the property. Early inspection is highly recommended.

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 recently replaced part glazed uPVC at the front of the property leads into:

Hall: Staircase to first floor landing, telephone point and doors off to:

Living Room: 18' 10" x 11' 11" (5.74m x 3.64m) TV point, two radiators and door off to:

Kitchen: 15' 7" x 8' 4" (4.75m x 2.54m) Range of fitted base/eye level wall units with worktops over and inset sink/drain. Integrated electric oven and

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separate induction hob with extractor hood over. Integrated fridge and freezer with space/plumbing for dishwasher and washing machine. Worcester gas fired boiler, radiator, tiled floor, part glazed uPVC door to rear gardens and separate doorway to:

Dining Room: 12' 2" x 9' 11" (3.72m x 3.03m)
max Radiator and door to hall.

Staircase to first floor landing: Storage cupboard, thermostat and doors off to:

Bedroom 1: 12' 7" x 9' 11" (3.83m x 3.03m)
Fitted wardrobes and dressing table. Radiator, TV point and access to loft space.

Bedroom 2: 12' 3" x 9' 3" (3.74m x 2.83m) max
Store cupboard and radiator.

Bedroom 3: 9' 3" x 8' 11" (2.83m x 2.71m)
Radiator.

Bathroom: 8' 8" x 6' 0" (2.65m x 1.82m) plus
shower recess Suite comprising panel bath, separate shower cubicle with mixer shower,





pedestal wash hand basin and low level flush w.c. Radiator, tiled floor and part tiled walls.

Outside: The property includes enclosed gardens to the front and large gardens to the rear which are mainly laid to lawn. There is also a large paved patio to the rear, raised vegetable beds, a glazed greenhouse and timber storage shed. Pedestrian access is available at the rear onto a separate access roadway.

EPC Rating: EPC Rating Band 'C' (75)

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

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.

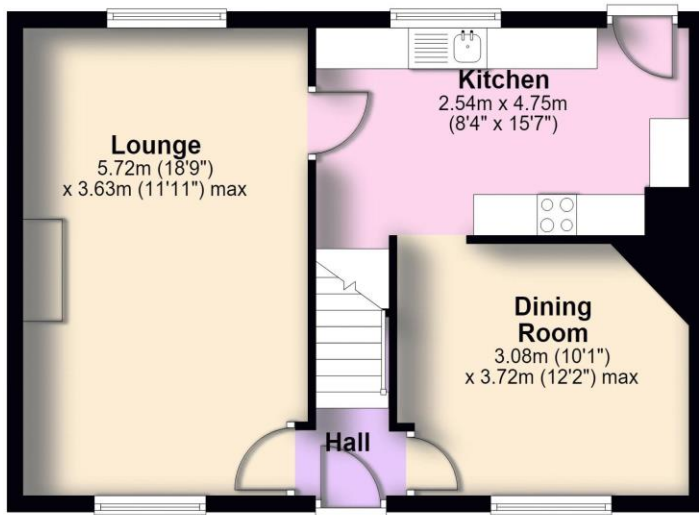
Services: We are informed that the property is connected to mains gas, electricity, water and drainage supplies.

Directions: From the centre of Chirk proceed North on the B5070 towards Llangollen. After passing the Co-Op stores on your left hand side take the next right hand turning. Continue ahead and around to the left onto Charles Street. Follow the road to the next junction before turning right onto John Street, then continue around to the right again onto Ewart Street and continue ahead where the property will be found set back in the left hand corner just as George Street begins.



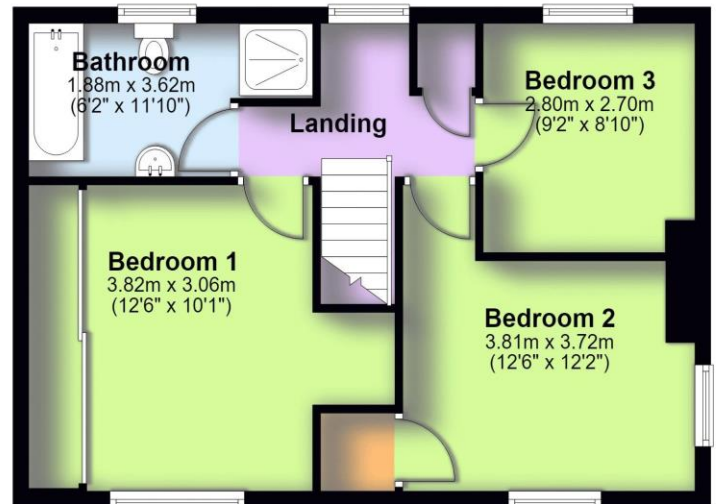
Ground Floor

Approx. 48.6 sq. metres (522.8 sq. feet)



First Floor

Approx. 48.6 sq. metres (522.8 sq. feet)



Total area: approx. 97.1 sq. metres (1045.7 sq. feet)

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

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