

# Wingetts

More than just estate agents



**60 Oaklands Road, Chirk Bank, LL14 5DS**  
**Offers In The Region Of £215,000**

A three bedroom semi detached bungalow benefiting from corner plot with large gardens to side and rear and ample parking to front. The property requires modernising and briefly comprises spacious lounge with large window to front, kitchen with rear hall/utility off, three good sized bedrooms and shower room. NO CHAIN. Energy Rating TBC

### Location

Chirk Bank is located close to the World Heritage site of Chirk Aqueduct & walking distance to the Llangollen Canal, within walking distance to the popular village of Chirk which is located on the Wrexham and Shropshire border.

### Accommodation

Part glazed UPVC entrance door opens to hallway with doors off.

### Lounge 12'10" x 11'3" (3.93 x 3.43)

Large window to front, fire place with electric fire, radiator.

### Kitchen 9'6" x 9'0" (2.91 x 2.76)

Fitted range of base and wall units with work surface areas incorporating sink unit and window above overlooking the garden, space for cooker with extractor hood over, plumbing for washing machine, space for dryer, useful pantry, part tiled walls.

### Rear Hallway

Wall mounted "Worcester" combination boiler, space for fridge/freezer, external door to garden and door to:-

### Bedroom 11'9" x 9'0" (3.59 x 2.76)

Window to side overlooking the garden, radiator.

### Shower Room

Shower enclosure with electric "Triton" shower, w.c, wash hand basin, heated towel rail, window.

### Bedroom 10'4" x 11'3" (3.16 x 3.43)

Window to rear, radiator.

### Outside

Driveway with parking to front, gated entrance into the large sunny aspect garden which extends to side and rear, several sheds and summerhouse, mainly laid to lawn.



# Floor Plan

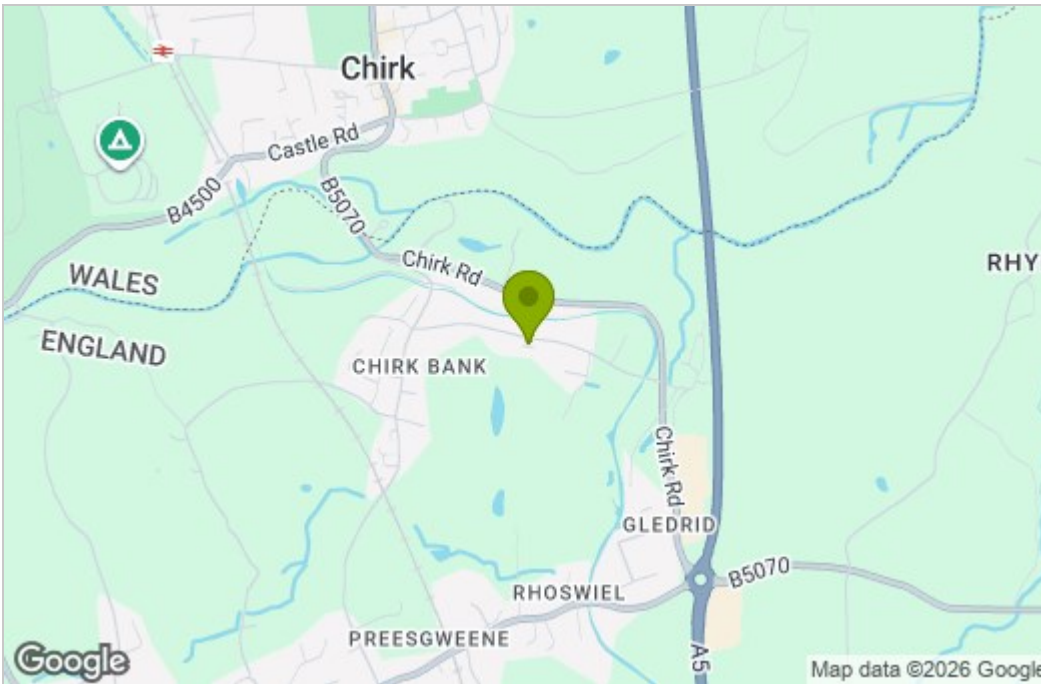
## Ground Floor



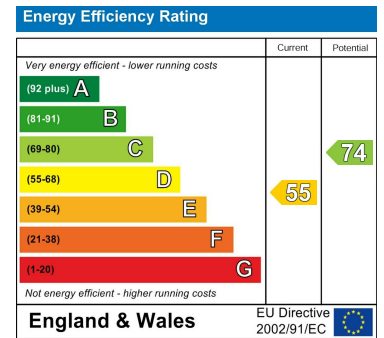
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

60 Oaklands, \*

# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.