

Asking Price: £200,000

2 George Street, Chirk, Wrexham, LL14 5HS

3 Bedrooms

1 Bathroom

BOWEN

PROPERTY SINCE 1862

2 George Street, Chirk, Wrexham, LL14 5HS





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

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/drainer. Integrated electric oven and

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 expressively 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.

BOWEN SINCE 1862

35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com

RICS® Regulated by RICS

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 tuning 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.







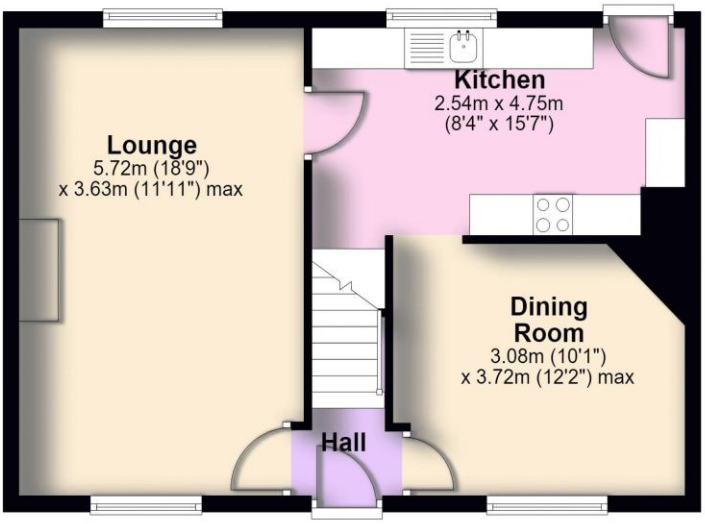


BOWEN

PROPERTY SINCE 1862

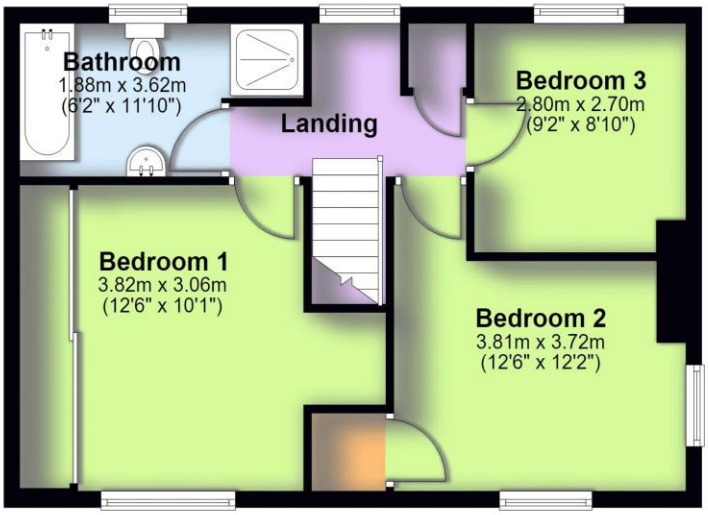
Ground Floor

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.

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 expressively 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.

BOWEN SINCE 1862

35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com

RICS® Regulated by RICS