

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £185,000

14 North View, Chirk, Wrexham, LL14 5HU

---

🏠 3 Bedrooms

🚿 1 Bathroom



# 14 North View, Chirk, Wrexham, LL14 5HU



## 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 well presented three bedroom, semi detached property situated in a generously sized plot in this established residential area in Chirk. The property includes ample off road parking provision alongside a large detached single garage to the rear. The property has been well maintained yet offers potential for purchasers to make further improvements in line with their requirements. The accommodation 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 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 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:** 11' 1" x 6' 6" (3.38m x 1.98m) Wood flooring, radiator, stairs to first floor landing, understairs storage cupboard and doors off to:

**Living Room:** 14' 5" x 11' 0" (4.40m x 3.35m) Fireplace with brick surround and adjacent TV platform. Wood flooring and radiator.

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.

**Inner Hall:** 9' 10" x 3' 5" (2.99m x 1.03m)

Radiator, cupboard housing valiant gas fired boiler, central heating thermostat and doors off to:

**Cloakroom:** 6' 9" x 3' 1" (2.06m x 0.94m) Low level flush WC, wall mounted wash hand basin and radiator.

**Kitchen/Breakfast Room:** 14' 0" x 9' 11" (4.26m x 3.02m) Fitted base/eye level wall units with work tops over and inset composite sink/drain. Integrated double oven with hob and extractor

hood over. Space for washing machine, tumble dryer, dishwasher and fridge freezer. Radiator and part tiled walls.

**Conservatory:** 9' 3" x 9' 2" (2.83m x 2.80m)

Sliding glazed doors to rear garden.

**Stairs to first floor landing:** With doors off to:

**Bedroom 1:** 12' 0" x 12' 6" (3.65m x 3.82m) max including wardrobes. Range of fitted wardrobes.

**Bedroom 2:** 12' 6" x 8' 11" (3.82m x 2.73m) max Radiator.









**Bedroom 3:** 8' 6" x 7' 11" (2.59m x 2.42m) Fitted bed platform built over stairs, fitted storage cupboard and radiator.

**Bathroom:** 8' 5" x 6' 9" (2.57m x 2.05m) max Panel bath with mixer shower over, pedestal wash hand basin and low level flush W.C. Fitted airing cupboard, radiator, part tiled walls and access to loft.

**Garage:** 20' 1" x 10' 5" (6.12m x 3.18m) Light/power facilities laid on, up/over door to drive and pedestrian door to garden.

**Outside:** At the front of the property there is a wide driveway providing off road parking provision. To the rear a large enclosed patio area leading to a lawn with planted shrubs along side. To the side of the garden there is a large garage.

**EPC Rating:** EPC Rating - Band 'D' (63).

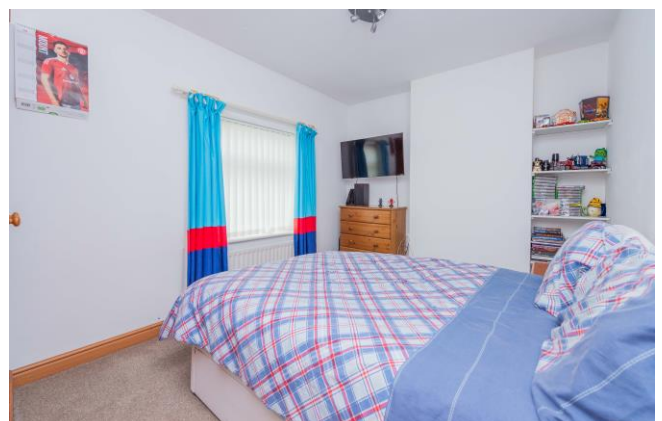
**Council Tax Band:** Council tax band - B.

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

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

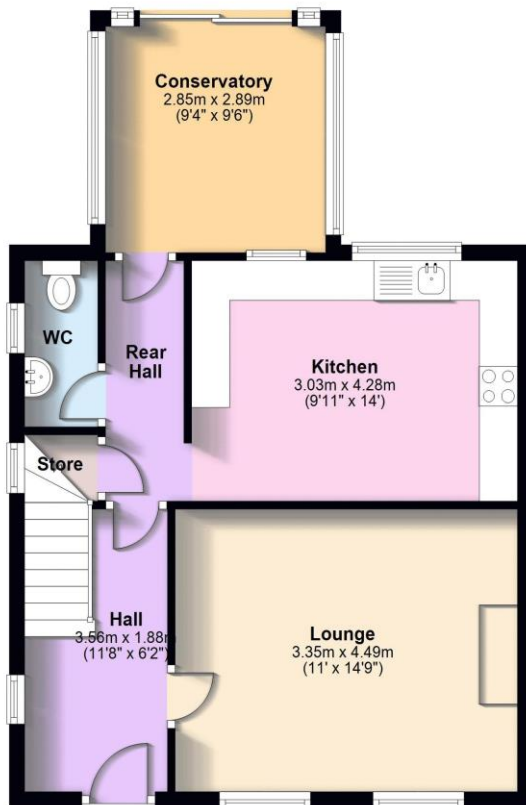
**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion.

**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 left onto North View, where the property will be found on the left hand side.



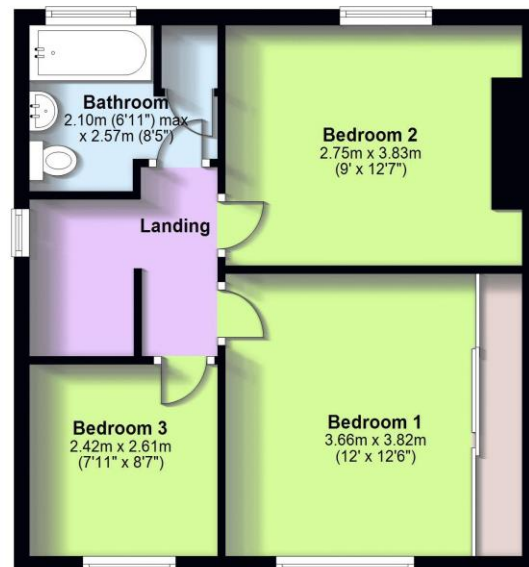
## Ground Floor

Approx. 51.8 sq. metres (558.0 sq. feet)



## First Floor

Approx. 42.9 sq. metres (461.6 sq. feet)



Total area: approx. 94.7 sq. metres (1019.7 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 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.

BOWEN

SINCE 1862

35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | [bowen.uk.com](http://bowen.uk.com) | [oswestrysales@bowen.uk.com](mailto:oswestrysales@bowen.uk.com)

