

BOWEN

PROPERTY SINCE 1862



Asking Price £110,000

26 Walden Crescent, Chirk, Wrexham, LL14 5LH

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

A well proportioned three bedroom end of terrace house situated in a cul-de-sac location within the popular border town of Chirk. The property is in need of a scheme of modernisation and refurbishment to create a modern family home. Having enclosed gardens to the front and rear and gas fired central heating throughout, this property provides an excellent opportunity for either owner occupiers or investment purchasers and is sold 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 & Shrewsbury as well as the cities of Wrexham of Chester. Chirk also has a railway station providing services to Birmingham & Chester.

Accommodation

A part glazed door at the front of the property leads into:

Hall: 11' 3" x 6' 2" (3.43m x 1.88m) Stairs to first floor landing, radiator, thermostat, telephone point, understairs storage cupboard and doors off to:

Living Room: 13' 8" x 11' 3" (4.16m x 3.43m) Radiator and gas fire set in a painted timber surround.

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.

Kitchen/Dining Room: 19' 9" x 8' 7" narrowing to 6'11" (6.02m x 2.61m narrowing to 2.12m)
Having a range of fitted base/eye level wall units with worktops over and inset composite sink/drain. Radiator, central heating and hot water control, cupboard housing hot water cylinder, part tiled walls and door to rear garden.

Stairs to First Floor Landing: Access to loft space and doors off to:

Bedroom 1: 10' 9" x 10' 0" (3.27m x 3.06m)
Fitted cupboard and radiator.

Bedroom 2: 11' 11" x 8' 7" (3.63m x 2.62m)
Radiator.

Bedroom 3: 8' 8" x 8' 0" (2.65m x 2.45m max)
Overstairs storage platform and radiator.

Bathroom: 7' 6" x 5' 7" (2.28m x 1.69m) Suite comprising panel bath with electric shower over, pedestal wash hand basin and low level flush WC. Radiator.

Outbuilding: 10' 1" x 7' 0" (3.07m x 2.13m)
Located in the rear gardens.





Outside: The property includes enclosed lawns to the front and a path to the side leading to the rear gardens. At the rear there are further good sized gardens which include a hardstanding adjoining the property with grassed areas beyond.

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

Services: The property has mains electricity, gas, water and drainage connections.

Council Tax Band: Council tax band 'C'.

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

EPC Rating: EPC Rating - Band E (52).

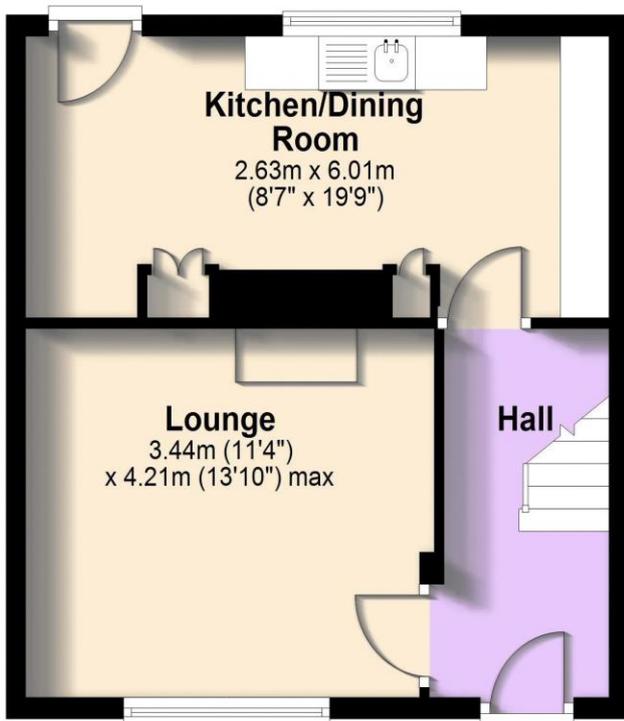
Directions: From the centre of Chirk proceed North on the B5070 towards Llangollen. Turn right opposite the 'Co-Op' stores onto West View and continue ahead onto Coronation Drive and onto Princess Avenue. Follow the road ahead passing the open green space on the right and onto the one-way road straight ahead. Take the right hand turn onto Walden Crescent and the property will be located on the left hand side.

Agent's Note: We are informed that the property is a system built house of non-standard 'Cornish' construction. We are informed that the property is eligible for secured lending through a selected number of mortgage providers. Prospective purchasers who require mortgage funding are advised to contact the selling agents for details or consult with their mortgage lender/broker to confirm their ability to proceed with a purchase.



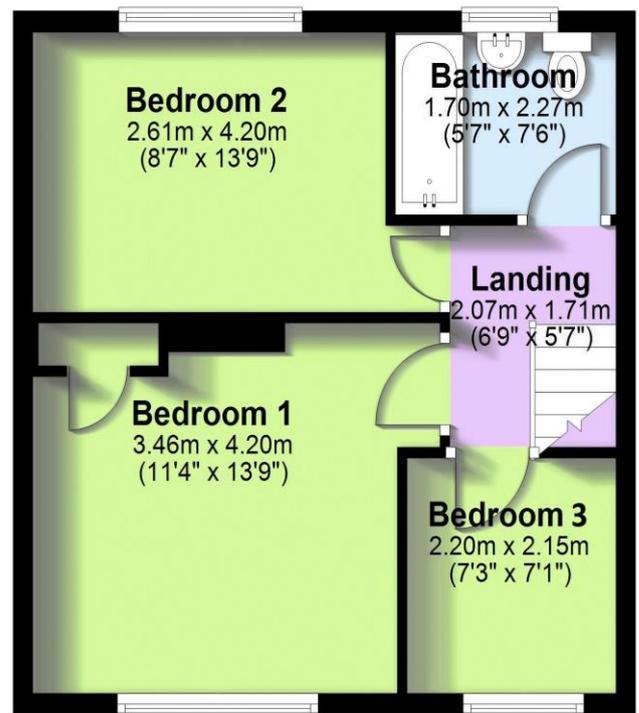
Ground Floor

Approx. 37.1 sq. metres (399.4 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.4 sq. feet)



Total area: approx. 74.2 sq. metres (798.8 sq. feet)

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

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