

LOT 4: GUIDE PRICE £125,000 to £150,000

Woodlands, Halton, Chirk, Wrexham, LL14 5BD



General Remarks

A spacious and well planned two bedroom detached bungalow situated in a semi rural position at Halton near Chirk. Offering huge scope for modernisation/improvement both internally and externally.

Location

Woodlands is situated in a pleasant rural location on the outskirts of Chirk and is conveniently placed for local transport links. Chirk contains an excellent range of shops, Public Houses and local amenities including excellent Infant and Junior schools.

Accommodation

Entrance Porch:	7' 1" x 3' 0"	(2.16m x 0.91m)
Entrance Hall:	17' 4" x 5' 1"	(5.29m x 1.54m)
Open Plan Living/Dining/Kitchen:	29' 2" x 12' 6"	(8.89m x 3.80m)
Conservatory:	10' 2" x 7' 5"	(3.11m x 2.25m)
Side Entrance Porch:	12' 4" x 6' 8"	(3.77m x 2.02m)
Bedroom 1:	16' 9" x 9' 11"	(5.11m x 3.01m)
Bedroom 2:	11' 10" x 11' 11"	(3.61m x 3.62m)
Bathroom:	11' 3" x 7' 1"	(3.44m x 2.15m)

Outside

At the front of the property is a driveway providing off road parking. To the one side of the property are gardens which are currently overgrown, yet offer great potential for improvement. To the other side, a pedestrian access path leads to the rear of the property.

Buyers Premium

Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.40% including VAT of the sale price achieved. For further details on fees payable please consult the legal pack.

Further information

EPC Rating-Band 45/E.

Council Tax Band-D.

Solicitors-Mr D.R. Fraser of Silverman Livermore Solicitors, 1 Rutland House Mall Shopping Centre, Runcorn, Cheshire, WA7 2ES.

Directions-From the agent's office on Church Street, Chirk proceed down the A5 towards Llangollen. At the roundabout turn right signposted for Wrexham. Continue up this road then at the next roundabout take your second exit off towards Halton and Black Park. Turn left at the next roundabout towards Halton before turning left again towards Black Park. Follow the road ahead to the far end and the bungalow will be found on the right hand side.



BOWEN

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