



Roger
Parry
& Partners

8 Oakcroft, Station Avenue, Chirk, Wrexham,
LL14 5LR



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Offers In The Region Of £250,000

Roger Parry and Partners are pleased to bring to the market in the charming area of Oakcroft, Chirk, this detached bungalow which offers a perfect blend of comfort and convenience. The accommodation comprises Entrance hall, Living room, Kitchen/diner, office, Sunroom, two bedroom and shower room. Externally there is a garage and workshop, front and rear garden along with a driveway. Benefitting from no onward chain.



SUMMARY

A detached two bedroom bungalow set in a sought after location of Chirk, within walking distance to the amenities, close to the famous Thomas Telford Aqueduct and within easy reach of Chirk Castle and surrounding countryside. Great railway network links with Chirk Station nearby. The property is in need of some modernisation and benefits from no onward chain.

ENTRANCE PORCH

Through uPVC front door accessed from the driveway, ceiling light, and door into;

LIVING ROOM

15'4 x 13'8 (4.67m x 4.17m)

Light and airy room with large window to front the front overlooking the garden and beyond, feature fireplace and tiled hearth, ceiling light and radiator. Door into;

KITCHEN/DINER

Fitted kitchen with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below a uPVC window to the side. Integral oven with four ring hob and ceiling extractor fan, and void for appliances. UPVC window to the front, uPvc door to the side, ceiling light, radiator and part tiled walls.

INNER HALL

With built in storage cupboard, loft hatch, ceiling light, and doors off too;

BEDROOM ONE

8'5 x 13'3 (2.57m x 4.04m)

Double room with uPVC window to the rear, ceiling light and radiator.

BEDROOM TWO

9'4 x 9'11 (2.84m x 3.02m)

Double room with uPVC window to the rear, ceiling light and radiator.

OFFICE

6'9 x 9'11 (2.06m x 3.02m)

With uPVC door into the sun room, built in cupboard housing the boiler, and ceiling light.

SUNROOM

15'7 x 6'1 (4.75m x 1.85m)

UPVC windows overlooking the garden and door to the side, ceiling light and tiled flooring.

SHOWER ROOM

7'9 x 4'10 (2.36m x 1.47m)

Modern white suite comprising walk-in shower, low level WC and wash hand basin. Part tiled walls, radiator and window to the side.

EXTERNAL**GARAGE & WORKSHOP**

8'9 x 17 & 9'2 x 14'8 (2.67m x 5.18m & 2.79m x 4.47m)

The garage has an up and over door to the front opening onto the driveway, power and lighting. There is a wood framed workshop that has been joined to the garage with pedestrian door leading from the garden offering further storage space.

GARDENS

To the front is a lawn garden and driveway offering parking for several vehicles. There is a gate leading to the rear with patio and lawn garden with fence and wall to boundaries.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, water and drainage services are connected. Oil fired centra heating. We understand the Broadband Download Speed is: Standard 16 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is D - Wrexham. We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan
(not to scale - for identification purposes only)



Ground floor Building 1



Ground floor Building 2



Approximate total area⁽¹⁾
99.5 m²
1072 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority: Wrexham

Council Tax Band: D

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.