Town & Country

Estate & Letting Agents









17 Duke Street, Wrexham, LL14 5LB

Asking Price £215,000

Situated on Duke Street in the town of Chirk, this delightful end terrace house presents an excellent opportunity for both first-time buyers and families alike. With three generously sized bedrooms, this property offers ample space for comfortable living. The well-proportioned reception room provides a welcoming area for relaxation and entertaining guests. The generous room sizes throughout the property create a sense of openness and light, making it an inviting space to call home. The convenient location is particularly advantageous, being in close proximity to reputable schools and a reliable transport network, making daily commutes and school runs a breeze. The town of Chirk offers convenience and community. Do not miss the chance to make this charming house your new home.

Directions

Accommodation Comprises;



Hallway



With a door to the side, wooden floor, radiator, doors to the lounge and to the kitchen and stairs to the first floor.

Kitchen 12'0" x 10'5" (3.66 x 3.20m)



The spacious kitchen has a window to the rear overlooking the garden and is fitted with a generous range of base and wall units with contrasting work tops over, space for a undercounter fridge and space for an electric oven with an extractor fan over, a radiator and a door through to the rear hall.

Lounge 17'7" x 14'1" (5.37 x 4.31m)

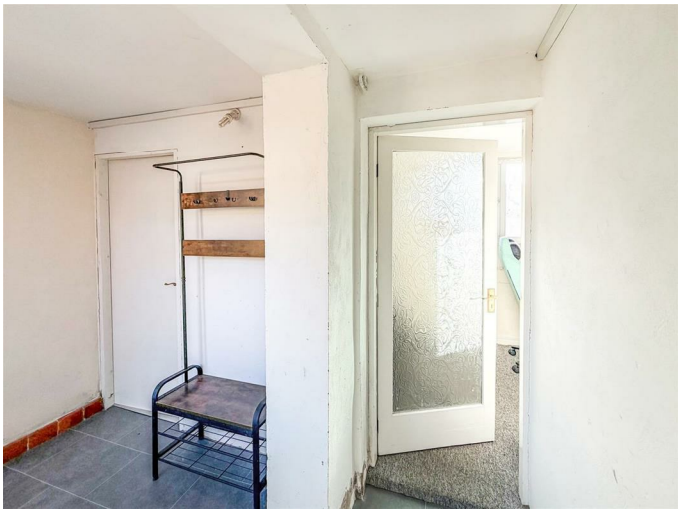


This property benefits from a good sized lounge with two windows to the front and a further window to the side flooding the room with lots of natural light. It has a radiator and a door to the kitchen.

Additional Photo



Rear Hall 9'8" x 5'9" (2.95 x 1.76m)



Leading off the kitchen, the rear hall, has glazed panels and a door to the rear exiting to the garden, vinyl flooring. Doors lead to the utility (office) and W/C.

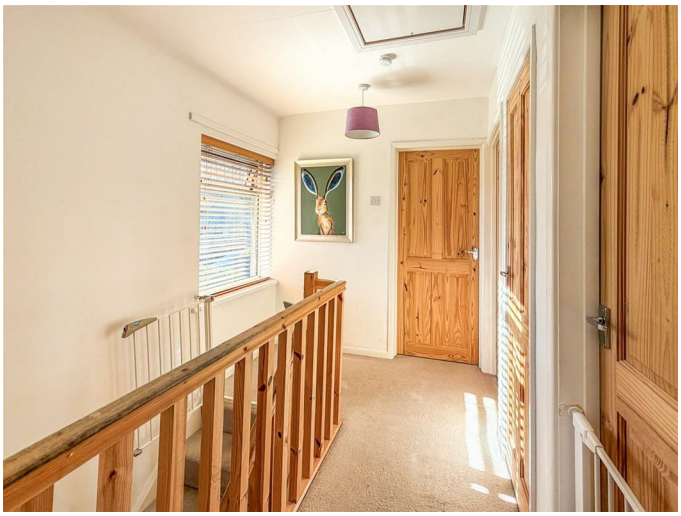
Utility/Office 6'6" x 11'7" (2.00 x 3.54m)

This useful room is currently being used as a utility room and office/craft room. It provides space and plumbing for a washing machine and drier and there is room for a freestanding fridge freezer.

W/C

With a window to the side, W/C and tiled floor.

Landing



There are doors leading to all bedrooms and a bathroom and access to the roof space via a loft hatch to a lift space that is part boarded and has a light.

Bedroom One 12'9" x 11'5" (3.90 x 3.48m)



A generous double room with two windows the the front, a radiator and a door to a useful storage cupboard.

Bedroom Two 10'2" x 11'8" (3.10 x 3.56m)



Another double room with a window to the rear and a radiator. There is a door to a useful storage cupboard.

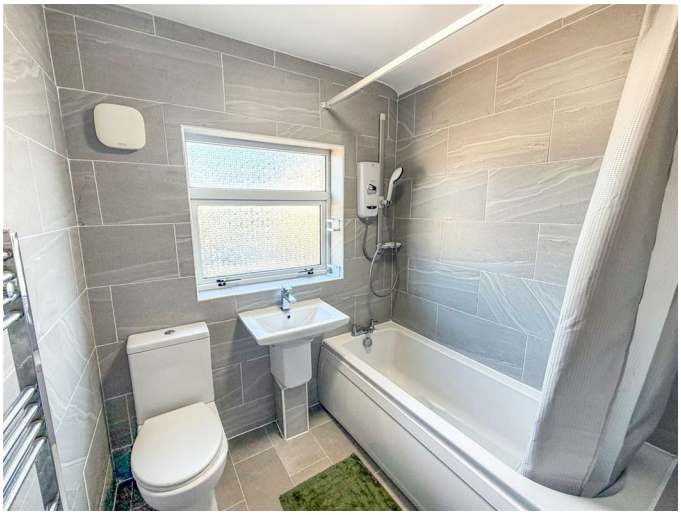
Additional Photo

Bedroom Three 6'10" x 9'6" (2.10 x 2.92m)



Bedroom three has a window to the front and a radiator.

Bathroom 6'2" x 7'6" (1.90 x 2.30m)



With a window to the rear, W/C, wash hand basin, bath with shower over, heated towel rail, extractor fan, fully tiled walls and a tiled floor.

To The Front of the Property



The property sits on the end of a row of terraced homes and has a generous parking area providing parking for several vehicles, there is a lawned area and a hedge to the front and a gate which leads to the rear.

To the Side of the Property

There is a further lawned area and a path which leads to the rear garden.

To The Rear of the Property



For low maintenance, the rear garden is fully paved with a borer ideal to plan shrubs in.

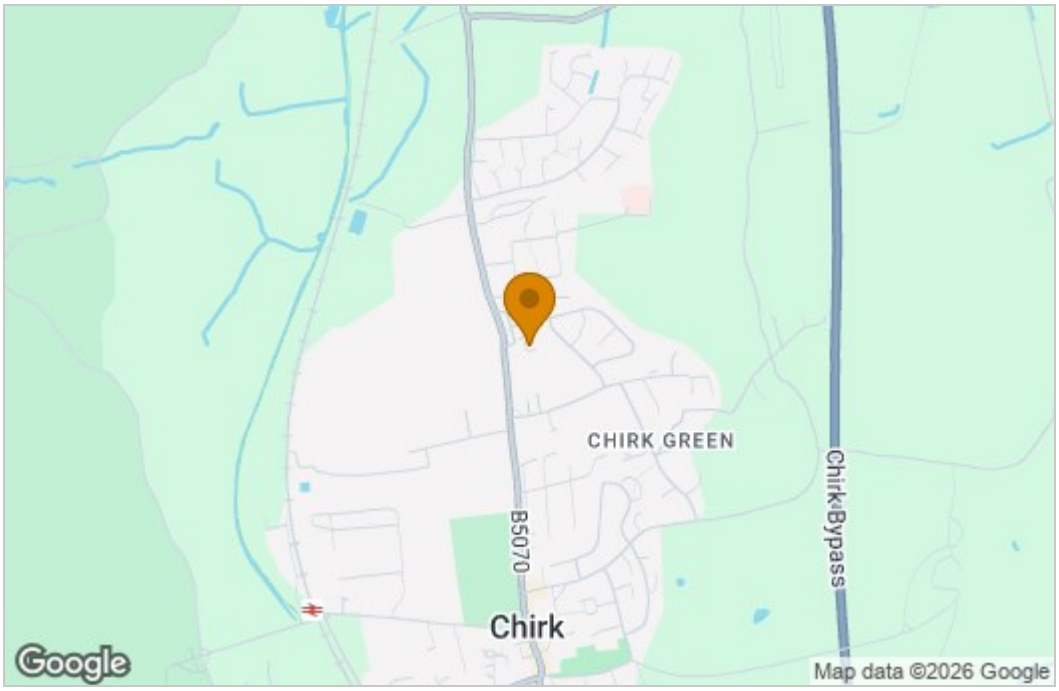
Additional Photo



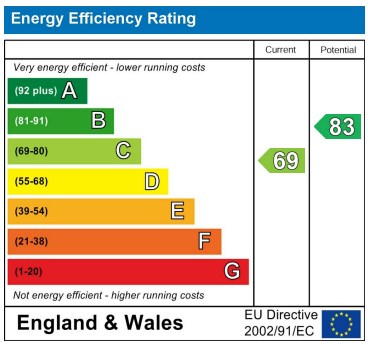
Additional Photo

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk