

# Town & Country

Estate & Letting Agents



**59 Oaklands Road, Chirk Bank, LL14 5DW**

**Offers In The Region Of £279,950**

Town and Country Oswestry offer this delightful character cottage located in the pretty and popular village of Chirk Bank. The property backs onto the famous Canal with great walks and stunning scenery, whilst still being really accessible to good road links and larger towns and cities. Accommodation comprises a hallway, lounge, dining room, kitchen, utility, cloakroom, cellar, garage/ games room, three bedrooms and a family bathroom. There is gated off road parking and a good sized rear garden onto the canal. Full of character and in great condition, a wonderful cottage in a great location not to be missed!!

## Directions

Take the Gobowen Road out of Oswestry (B5609) onto the A5 towards Wrexham, at the Gledrid roundabout take the second exit signposted Chirk and proceed along down the hill until observing the Bridge public house on the left. Turn left here signposted Chirk Bank. Proceed up the hill and over the canal bridge. Turn left onto Oaklands Road where the property will be found on the left after approximately 300 metres.

## Accommodation Comprises

### Porch

The porch has a quarry tiled floor, a window to the side and a part glazed door to the front. A glazed door leads through to the hallway.

### Hallway



The hallway has oak flooring, stairs leading to the first floor and opens out onto the dining room. A door also leads to the lounge.

### Lounge 11'11" x 11'7" (3.64m x 3.54m)



The bright lounge has a full length bay window to the front overlooking the garden, inset AGA log burning stove with an oak beam over and a radiator.

## Additional Photo



### Dining Room 15'3" x 12'0" (4.65m x 3.68m)



The lovely dining room is a great place to entertain having a tiled floor, radiator, inset gas fired log burner style stove with a quarry tiled hearth, beamed ceiling, meter cupboard and a door leading to the kitchen.

### Kitchen 11'6" x 10'9" (3.53m x 3.28m)



The kitchen is fitted with a good range of base and

wall units with work surfaces over, integrated fridge, electric oven, gas hob, integrated extractor fan, integrated dishwasher, stainless steel one and a half bowl sink with a mixer tap over, part tiled walls, two windows to the side, radiator, beamed ceiling, a beam over the oven, tiled flooring and space for a fridge/ freezer. A door leads through to the lobby area.

### Lobby

The lobby has a tiled floor and doors leading to the cellar, cloakroom and the onto the utility.

### Cloakroom



The cloakroom is fitted with a low level w.c., corner wash hand basin with a mixer tap over, part tiled walls, tiled floor and an extractor fan.

### Utility 7'7" x 4'9" (2.32m x 1.47m)



The utility has a tiled floor, plumbing and space for appliances, tiled walls, a window to the side and doors leading to the garage/ games room and the rear garden.

### Cellar 14'11" x 11'6" (4.55m x 3.52m)



A very versatile space having a window to the front, radiator, wood flooring and beamed ceiling.

### Garage/ Games Room 20'3" x 8'4" (6.19m x 2.56m)

The former garage has been converted to create extra living space and is currently a games/ family room. Having high level storage and French doors with side panels opening onto the front garden.

### First Floor Landing



Having a window to the side, loft access and doors leading to the bedrooms and the bathroom.

## Additional Photo



## Bedroom One 12'1" x 9'6" (3.69m x 2.92m)



A good sized double room with a high ceiling, cast iron fireplace with surround, radiator, built in wardrobe and alcove shelving.

## Family Bathroom



The family bathroom has a panelled bath with a mixer tap and shower over with two shower heads, wash hand basin on a vanity unit with a mixer tap

over, heated towel rail, low level w.c., tiled floor, part tiled walls, spotlights and an extractor fan.

## Bedroom Two 12'0" x 9'10" (3.67m x 3.00m)



The second double bedroom has a window to the rear, radiator and alcove shelving.

## Bedroom Three 11'3" x 10'7" (3.44m x 3.25m)



The third double bedroom has a window to the side, loft hatch, radiator and a built in triple wardrobe with the Worcester gas fired boiler.

## To the Front



Double timber gates and brick boundary wall open onto the gravelled driveway providing parking for several vehicles leading down to the house. The garden is lawned with mature trees and bushes giving good privacy. The boundary is fenced and there is an outside tap.

## Rear Gardens



The attractive rear garden is another great feature of this lovely home. Having a large Indian stone patio with a raised decked seating area with glass balustrade ideal for entertaining and al fresco dining. The gardens are terraced with the lower parts leading onto the canal frontage. There is also an outside tap.

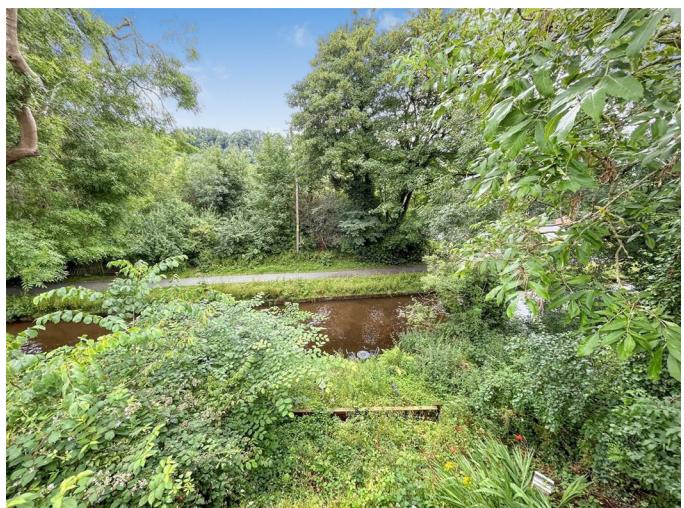
## Additional Photo



## Additional Photo



## Views From The Rear



## The Canal



## Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

## To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band C.

## Services

The agents have not tested the appliances listed in the particulars.

## Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

## Additional Information

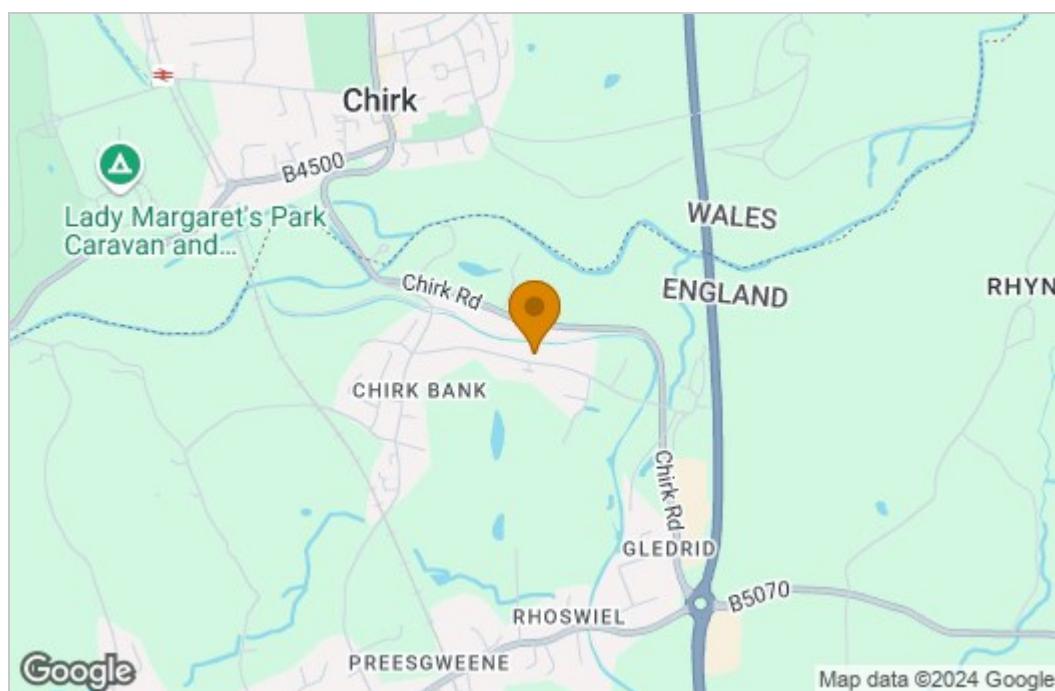
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

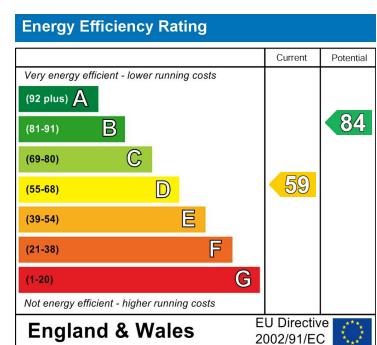
## Floor Plan



## Area Map



## Energy Efficiency Graph



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