

TO LET

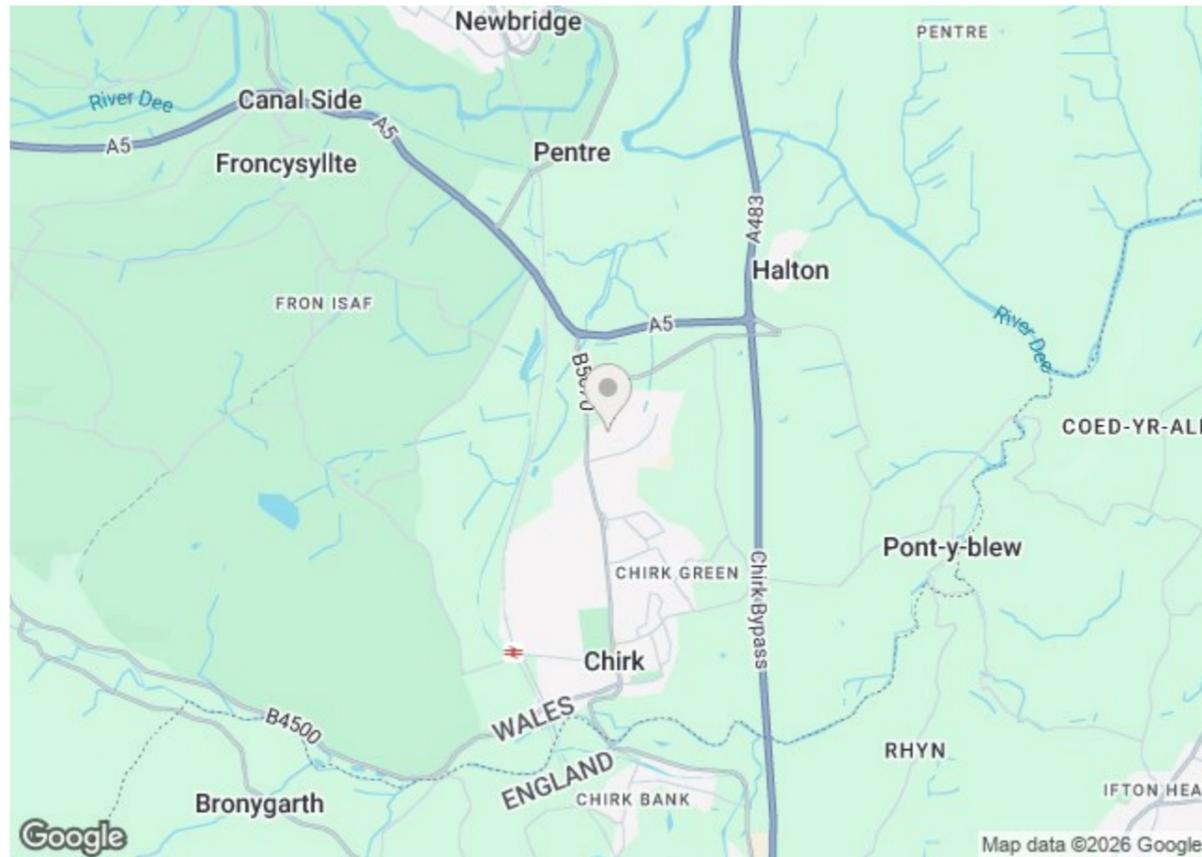
20 Offa, Chirk, Wrexham, LL14 5BP



TO LET

£775 Per Calendar Month

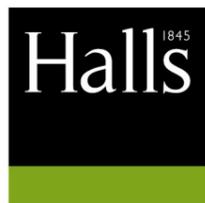
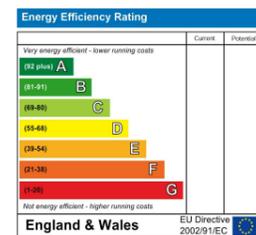
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670320

Oswestry Lettings
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestrylettings@hallsgb.com



Halls are pleased to present a great opportunity to rent this 2 bedroom semi detached bungalow situated in the poplar town of Chirk.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- 2 Bed-Semi Detached
- Gas Central Heating
- Double Glazing
- Lawned Rear Garden
- Driveway
- Pets Considered

LOCATION

The small town of Chirk has a range of local facilities to include convenience stores, a post office, train station, garage, cottage hospital, primary school, golf club, doctors surgery and parish church, all of which go to serve the localities day to day needs. Larger shopping facilities are available in Wrexham (9 miles) and Oswestry (7 miles) whilst the A5 trunk road gives easy access to other centres of employment such as Shrewsbury, Telford and The Midlands and Wrexham, Chester and The Wirral to the North West.

DIRECTIONS

Leave Oswestry town centre on the Gobowen Road. When arriving at the roundabout on the bypass take the first exit in the direction of Chirk and Wrexha. On arriving at Gledrid Roundabout, take the second exit onto Chirk Road (B5070). Proceed through the town centre and turn right onto Crogen. Proceed for 0.4 miles and turn left onto Offa. The property will be seen on the left hand side identified by the Halls To Let board.

LIVING ROOM

10'10" x 15'5"
UPVC double glazed window that looks out to the garden offering fantastic views, radiator, archway into:

KITCHEN

6'6" x 9'8"
Fully fitted kitchen comprising a range of base and wall units with worktop over and tiled surround. Stainless steel sink and drainer, electric cooker, space for washing machine, UPVC windows looking out to the garden.

BEDROOM ONE

10'10" x 11'5"
UPVC double glazed window that overlooks the front of the property and radiator.

BEDROOM TWO

11'5" x 9'10"
UPVC double glazed window that overlooks the front of the property and radiator.

BATHROOM

4'3" x 9'10"
Fully tiled bathroom comprising pedestal wash hand basin, low level flush toilet, enclosed shower cubicle. Radiator and UPVC double glazed opaque window.

GARDEN

Access through both kitchen and side of the property with fantastic open views.

DEPOSIT

£894.00 to be held in the Deposit Protection Service.

LOCAL COUNCIL

Wrexham County Borough Council, The Guild Hall, Wrexham TEL: (01978) 292000
Council Tax Band 'C'

HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord. Please note: This is non refundable if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

VIEWINGS

By appointment through the Letting Agents, Halls, Oswestry Office, TEL (01691) 670320.