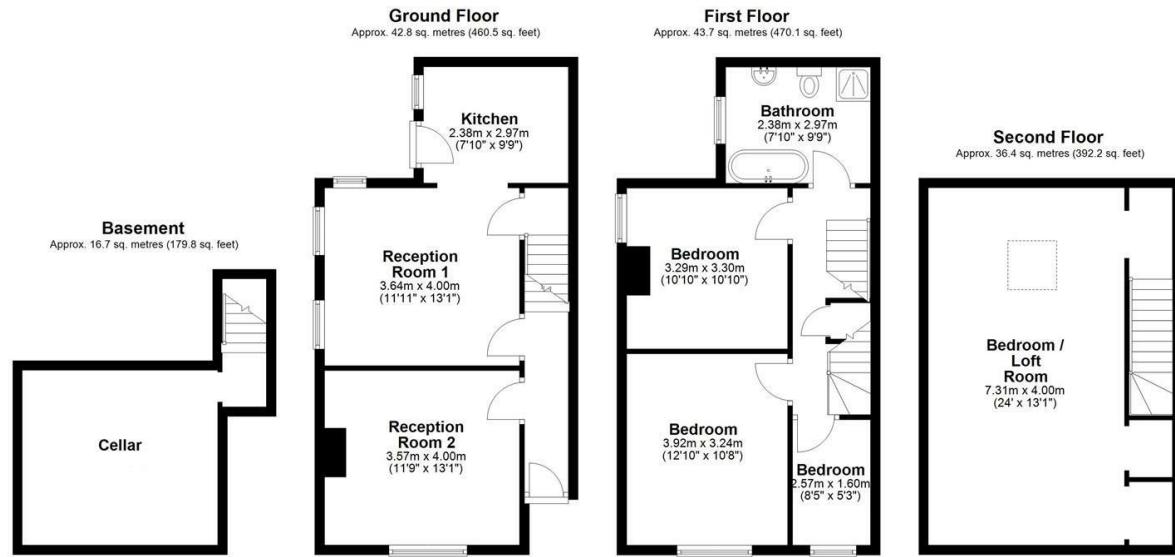


FOR SALE

14 Avondale, Holyhead Road, Chirk, LL14 5DE



Total area: approx. 139.6 sq. metres (1502.6 sq. feet)
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.



FOR SALE

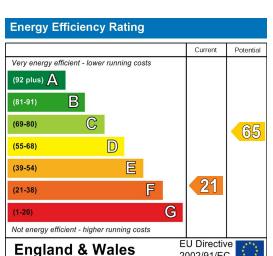
Auction Guide Price: £50,000 - £70,000

14 Avondale, Holyhead Road, Chirk, Wrexham, LL14 5DE

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



FOR SALE BY PUBLIC ACUTION ON FRIDAY, 12 JULY 2024 AT 3.00 PM - AUCTION GUIDE PRICE £50,000 - £70,000.

An interesting and well proportioned mature semi detached house requiring complete renovation and modernisation, with garden areas to the front and rear, parking and garage, whilst set in an attractive position, slightly elevated, whilst backing onto the Llangollen Canal.



01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



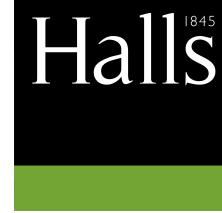
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01691 670 320





- **Mature Semi Detached House**
- **Requires Extensive Renovation**
- **Front and Rear Garden Areas**
- **Parking and Garage**
- **Rear Access to the Llangollen Canal**
- **Close to Chirk Amenities**

DIRECTIONS

From Oswestry proceed north on the A5 to the Gledrid roundabout and take the second exit along Chirk Road, passing Dobbies Garden Centre on the right. Proceed along this road to a left hand bend and descend down the bank and the property will be seen on the left hand side.

SITUATION

The property is situated just south of Chirk, set slightly elevated with views across the road onto woodland, whilst at the rear the property backs onto the Llangollen Canal, having gated access and offering some lovely walks along the canal tow path. Chirk itself includes a good range of amenities, including schooling, whilst Oswestry is only a short distance away, approximately 6 miles, which offers a comprehensive shopping centre, supermarkets, social and leisure facilities, and a range of schools. It may be noted that the property lies within the boundaries and buffer zone of a World Heritage Site.

DESCRIPTION

This mature property, offers an excellent opportunity to acquire a period property requiring extensive renovation and modernisation. The layout includes a traditional entrance hall with two reception rooms off. At the rear of the property is a kitchen area, however lacking fittings. On the first floor there are three bedrooms and a bathroom.

Outside the property offers a block paved driveway with parking area and an old garage. The garden areas are provided to the front and the rear and again these are in need of extensive maintenance and possible re-landscaping. The rear area in particular is terraced.

IMPORTANT AGENTS NOTE

Prospective purchasers are made aware, that certain works that have been undertaken in the past are incomplete and no warranty can be provided. ON VIEWING THE PROPERTY, PROSPECTIVE PURCHASERS DO SO AT THEIR OWN RISK AND WITH CARE. NO CHILDREN WILL BE ALLOWED.

ACCOMMODATION

PORCH

ENTRANCE HALL

With staircase and feature arch.

SITTING ROOM

With attractive period fireplace, having decorative metal surround with inset cast iron work including grate, together with decorative tiling.

DINING / LIVING ROOM

With wood burning stove, access door to:

CELLAR

Mainly plastered out with plumbing and wiring, external entrance door.

FIRST FLOOR

LANDING

BEDROOM 1

With window aspect to the front.

BEDROOM 2

With modern hot water cylinder, window aspect to the side of the house.

BEDROOM 3

With front window aspect.

BATHROOM

With three piece suite, including period style roll top claw foot bath tub with chrome mixer tap and shower attachment, pedestal wash hand basin, close coupled WC.

From the first floor landing a staircase gives access to:

ATTIC ROOM (POSSIBLE BEDROOM)

With roof light and utilised as storage.

OUTSIDE

The property is approached over a block paved driveway leading to a concreted parking area.

BRICK BUILT GARAGE

With timber twin entrance doors and side personnel access door.

To the rear of the house is a small yard.

GARDENS

These are provided to both the front and rear. The front has a good size terraced area incorporating a selection of herbaceous plants and specimen shrubs, together with roses. Front flagged terrace.

To the rear steps rise to various terraced levels. These have previously formed garden areas, however, are currently overgrown and require complete landscaping. The path also leads to a rear pedestrian access gate leading on to the Llangollen canal and tow path, which provides lovely walks.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

It is assumed that mains water, electricity and drainage are connected. However, prospective purchasers should verify this information. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitors.

COUNCIL TAX

The property is currently showing as Council Tax Band B. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

METHOD OF SALE

The property will be offered for sale by PUBLIC AUCTION ON 12TH JULY 2024 AT 3PM AT HALLS HOLDINGS HOUSE, BOWMEN WAY, BATTLEFIELD, SHREWSBURY, SY4 3DR. The Auctioneers, as agents, on behalf of the vendors, reserve the right to alter, divide, amalgamate or withdraw any of the property for sale at any time. The Auctioneers, further, reserve the right to sell the property privately, prior to auction without prior notice or explanation and no liability will be accepted to any intending purchaser in consequence of such a decision.

BUYERS PREMIUM

In addition to the contract deposit required, buyers should note when bidding, that on the fall of the gavel, they will be responsible for paying a Buyers Premium as noted on individual lots. This is additional to the purchase price and set at 2.5% plus VAT, ie (3%) on the "hammer price", subject to a minimum fee of £1,950 plus VAT (£2,340). This fee will apply whether the lot is purchased before, at or after the auction.

BUYERS REGISTER

Purchasers interested in bidding for a lot are required to complete a BUYER'S REGISTRATION FORM prior to bidding at the Auction AND PRODUCE ID. FAILURE TO REGISTER MAY RESULT IN THE AUCTIONEER REFUSING TO ACCEPT YOUR BID.

GUIDE PRICE / RESERVE

Guide prices are provided as an indication of each sellers minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a RESERVE (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

MONEY LAUNDERING REGULATIONS

PLEASE NOTE that any person buying or bidding at auction MUST produce TWO forms of identification documentation. One to confirm their name and residential address, i.e. utility bill or bank statement and one photo ID, i.e. passport or driving licence. We will be unable to accept your bid unless you have registered with us and produced suitable ID.

AUCTION / LEGAL PACK

A legal pack will be prepared by the Solicitor in advance of the auction. A copy can be requested from the Selling Agent (see Conditions of Sale below).

CONDITIONS OF SALE

Please note that the property is sold in accordance with the Common Auction Conditions (4th Edition, March 2018) (a copy of which is included with the Legal Pack). Special Conditions of Sale relating to each lot are available upon request from the Auctioneers or the Vendors Solicitor prior to the auction. The contract and special conditions of sale will not be read out by the auctioneers at the auction, but will be available for inspection at the auctioneers' offices or the vendors solicitors for a period before the auction date. Purchasers will be deemed to have inspected these Special Conditions of Sale and will be legally bound by these conditions which will form part of and will be attached to the Sale Memorandum.

SOLICITORS

Mrs Jo Payne, GHP Legal, 37 - 39 Willow Street, Oswestry, SY11 1AQ. Tel: 01691 659194.

VIEWINGS

Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP. Tel: 01691 670320. Email: oswestry@hallsbg.com

IMPORTANT ANTI-MONEY LAUNDERING REQUIREMENTS

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 ("the ML Regulations"), we are obliged to obtain proof of identity for buyers, their agents, representatives including bidders, and ultimate beneficial owners ("relevant individuals"), before an individual is allowed to bid on an auction lot, or an offer is accepted. PLEASE NOTE YOU WILL NOT BE ABLE TO BID UNLESS YOU SATISFY THIS OBLIGATION. For full details on what we will require on or before the day of the auction, please visit www.hallsbg.com/aml-requirements.