



FOR SALE

Offers In The Region Of £220,000

8 Hadley Close, Chirk, LL14 5PJ

Enjoying a pleasant cul-de-sac location and being well placed for local town amenities, a most beautifully presented and tastefully improved 3 bedroom semi-detached family house with recently re-fitted kitchen, driveway providing generous parking provision and neatly landscaped gardens.





- Semi-detached family house
- Cul-de-sac location
- Recently re-fitted kitchen
- Driveway providing generous parking provision
- Neatly landscaped gardens
- Must be seen

DIRECTIONS

From Oswestry proceed into Chirk passing the Cenotaph and turn right into Colliery Road. Proceed passing C&S convenience store and turn right into Hadley Close where the property will be observed to the end of the cul-de-sac on the left hand side.

SITUATION

The town of Chirk has a range of local facilities to include Convenience Stores, Train Station, Cottage Hospital, Infant and Primary School, 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.

DESCRIPTION

No 8 Hadley Close is a most beautifully presented and tastefully improved semi-detached family house with the benefit of a recently re-fitted contemporary kitchen, downstairs cloakroom and three bedrooms. The property also enjoys a generous larger than average plot.

ACCOMMODATION

An open fronted entrance porch with outside light and a UPVC part double glazed door leads into:-

RECEPTION HALL

With laminate wood effect flooring, radiator, stairs to first floor, smoke detector and useful under stairs recess. Internal door into:-

CLOAKROOM

With UPVC double glazed window to front elevation, white suite comprising: low flush WC, wash hand basin with tiled splashback, radiator and tiled floor.

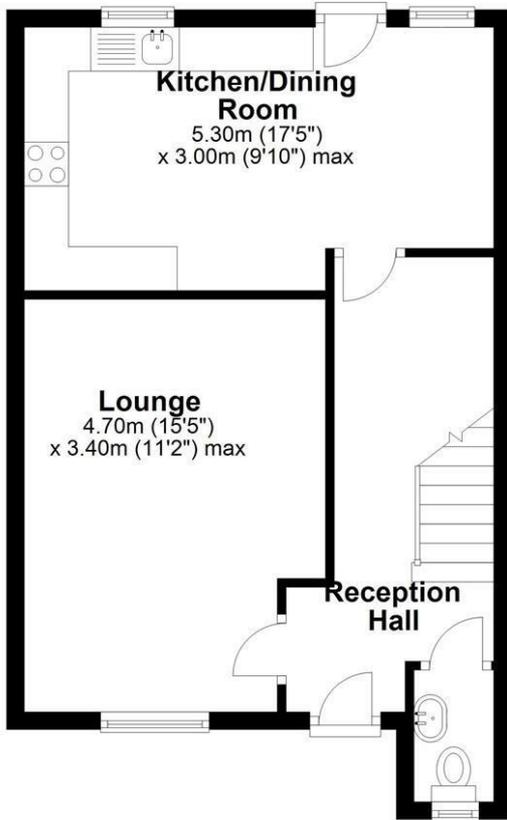
LOUNGE

15'5" x 11'1" max (4.70m x 3.40m max)
With UPVC double glazed window to front elevation, radiator, high level electric fuse box cupboard, telephone point and USB connection.



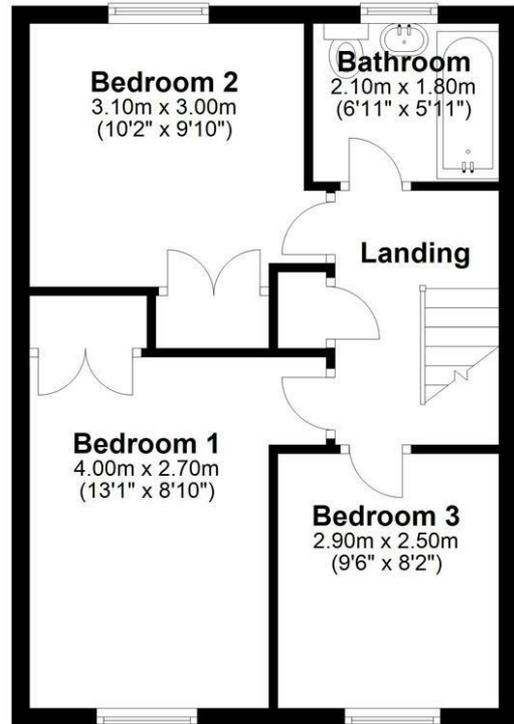
Ground Floor

Approx. 42.3 sq. metres (454.9 sq. feet)



First Floor

Approx. 41.3 sq. metres (445.0 sq. feet)



Total area: approx. 83.6 sq. metres (899.9 sq. feet)

8 Hadley Close

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



KITCHEN/DINING ROOM

17'4" x 9'10" (5.30m x 3.00m)

A contemporary recently re-fitted kitchen (J Handle 'Aconbury' matt range) comprising a range of fitted base and eye level units with deep drawers, cutlery tray and Lemans corner storage, 'Spectra' square edge laminate work surfaces with stainless steel 1 1/2 bowl sink and drainer inset with mixer tap and splashboard surround, space and plumbing for appliances, integrated dishwasher, double oven both with separate grills, Hotpoint halogen 4 ring hob with angled glass extractor hood and feature glass splash back, built in storage cupboard, Worcester gas central heating boiler, UPVC double glazed exterior door to garden and two UPVC double glazed windows, tiled floor.

FIRST FLOOR LANDING

With loft hatch and ladder, built in airing cupboard, smoke detector, leading to:-

BEDROOM 1

13'1" x 8'10" (4.00m x 2.70m)

UPVC double glazed window to front elevation, radiator and built in wardrobe.

BEDROOM 2

10'2" x 9'10" (3.10m x 3.00m)

UPVC double glazed window to rear elevation, radiator and built in wardrobe.

BEDROOM 3

9'6" x 8'2" (2.90m x 2.50m)

UPVC double glazed window to front elevation, radiator and built in storage cupboard.

BATHROOM

UPVC double glazed window to rear elevation, white suite comprising: low flush WC, pedestal wash hand basin, panelled bath with Triton shower over, glazed screen, part tiled walls, heated towel rail, extractor and tiled floor.

OUTSIDE

A driveway provides generous parking provision with neatly landscaped lawn garden with a variety of trees and shrubs inset to include an apple and pear tree. A side timber gate leads into:-

THE GARDENS

A particular feature is the good size rear garden which has been neatly maintained and provides a paved patio area, lawn garden with a variety of flowers, trees and shrubs inset, cherry tree, timber garden shed, greenhouse, raised bed and a variety of soft fruits to include blackcurrant and raspberry. There is also outside lighting. Agents note: further parking provision could be incorporated/caravan storage to the side due to a further hardstanding area if the gate and fence panel were to be removed.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

SERVICES

Mains water, electricity, gas fired central heating and drainage are understood to be connected.

None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band C. Please confirm the council tax details via Wrexham County Borough Council, The Guild Hall, Wrexham TEL: (01978) 292000 or visit www.gov.uk/council-tax-bands.

VIEWINGS

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



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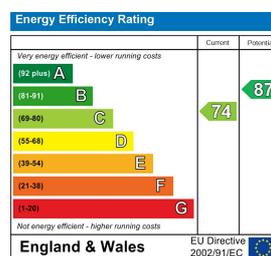
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

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



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