



3, Linden Avenue, Lodgevale Park, Chirk,
Wrexham LL14 5ER

**Bowen Son
and Watson**

An immaculately presented three bedroom detached property situated within the popular development of Lodgevale Park within Chirk. 3 Linden Avenue has been much improved by the current owners both internally and externally. The rear gardens are an example of the work which has been undertaken and are a most notable feature. The property is uPVC double glazed throughout and warmed by a gas fired central heating system. Early inspection recommended.

£164,950



3, Linden Avenue Chirk, Wrexham LL14 5ER

- Immaculately presented 3 bed detached property.
- Situated on established residential development.
- Good sized plot with front & rear gardens.
- Off road parking & integral garage.
- uPVC double glazing & gas C/H
- EPC Rating - D (60).

General Remarks

Bowen Son & Watson are delighted with instructions to offer 3 Linden Avenue for sale by private treaty. This three bedroom detached property offers ample living space throughout supplemented by ample off road parking to the front and much improved gardens to the rear. The property also benefits from an integral garage, uPVC double glazing and gas fired central heating. Early inspection is highly recommended of this notable addition to the sales market.

Location

The property is situated on the popular residential development of Lodgevale Park within the small border town of Chirk. The town itself contains an excellent range of shops, public houses and local amenities including excellent Infant and Junior schools. There is easy access onto the A5 and A483 which both provide direct links to the larger towns of Llangollen, Oswestry and Wrexham as well as the City of Chester. Chirk has a train station which provides services to Birmingham and Manchester.

Accommodation

A part glazed uPVC door from the driveway leads into:

Entrance Hall

Wood flooring & part glazed door to:

Living Room

17' 11" x 11' 7" (5.47m x 3.52m)

Fireplace with marble hearth and timber surround housing electric flame effect fire. Staircase to first floor landing, coving to ceiling, television point, radiator and opening to:

Dining Room

10' 1" x 9' 0" (3.08m x 2.74m)

Radiator, coving to ceiling, glazed doors to conservatory and separate door to:

Kitchen

10' 0" x 9' 0" (3.05m x 2.74m)

Range of fitted base/eye level wall units with worktops over and inset 1.5 bowl sink/drain. Integrated 'Belling' electric oven with four ring hob and extractor hood over. Integrated fridge, wood effect flooring, part tiled walls and part glazed door to:

Utility Room

8' 8" x 6' 2" (2.65m x 1.87m)

Fitted base units with worktops over and space/plumbing beneath for washing machine and tumble dryer. 'Glowwarm' gas fired boiler, tiled floor, radiator, part glazed uPVC door to gardens and internal door to garage.

Conservatory

11' 9" x 10' 3" (3.57m x 3.13m)

Wood effect flooring, radiator and glazed uPVC door to gardens.

Staircase to First Floor Landing

Access to loft space, large built in storage cupboard and doors off to:

Bedroom One

11' 10" x 9' 11" (3.60m x 3.01m)

Fitted wardrobe with shelf and hanging rail. Radiator and coving to ceiling.

Bedroom Two

10' 1" x 9' 10" (3.08m x 3.00m)

Fitted wardrobe with shelf and hanging rail. Radiator and coving to ceiling.

Bedroom Three

8' 10" x 7' 10" (2.70m x 2.38m)

Radiator and coving to ceiling.

Family Bathroom

Suite comprising panel bath with 'Triton' electric shower over, pedestal wash hand basin & low level flush WC. Tiled walls, tiled floor and radiator.

Integral Garage

17' 6" x 8' 8" (5.33m x 2.63m)

Electric 'up and over' garage door, separate pedestrian door to utility and light/power facilities laid on.

Gardens

The gardens are a notable feature and briefly include a large gated driveway to the front bordered by mature shrubs. To the rear a paved patio leads leads off the conservatory and provides



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

an ideal outdoor entertaining space. A gate then provides access to further established gardens with dwarf hedgerows, shrub/flowering beds and an ornamental pond.

EPC Rating

EPC Rating - D (60)

Council Tax Band

Council Tax Band 'D'.

Viewing & Further Information

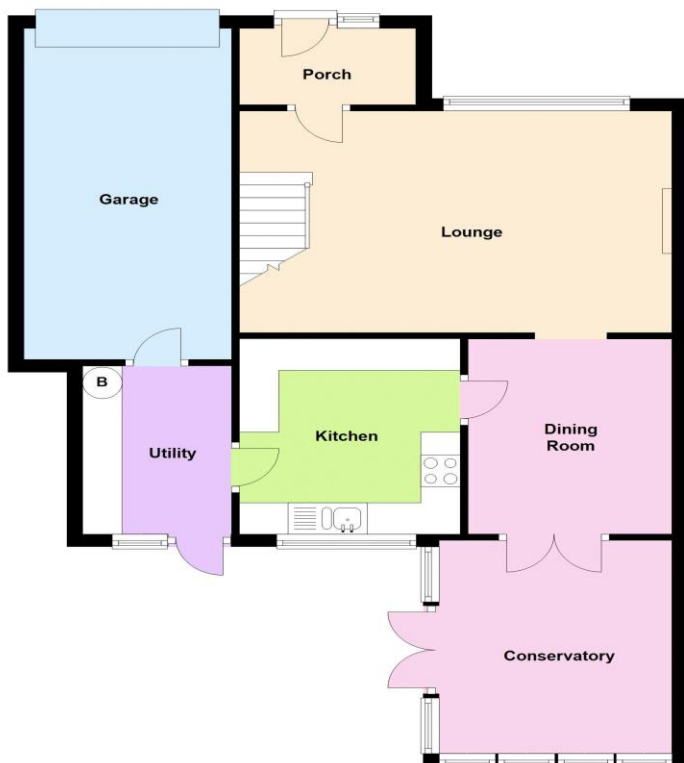
For further details or to arrange a viewing please contact the agent's Chirk office on (01691) 772443.

Directions

From the agent's Chirk office on Church Street, proceed north along the B5070 for approximately a mile taking a right turn into Lodgevale Park. Take the first turning on the left into Wern and then the second turning right onto Offa. Continue ahead taking the second turning on the left into Linden Avenue where the property will be found on your right hand side as identified by the agent's 'For Sale' board.



Ground Floor



First Floor



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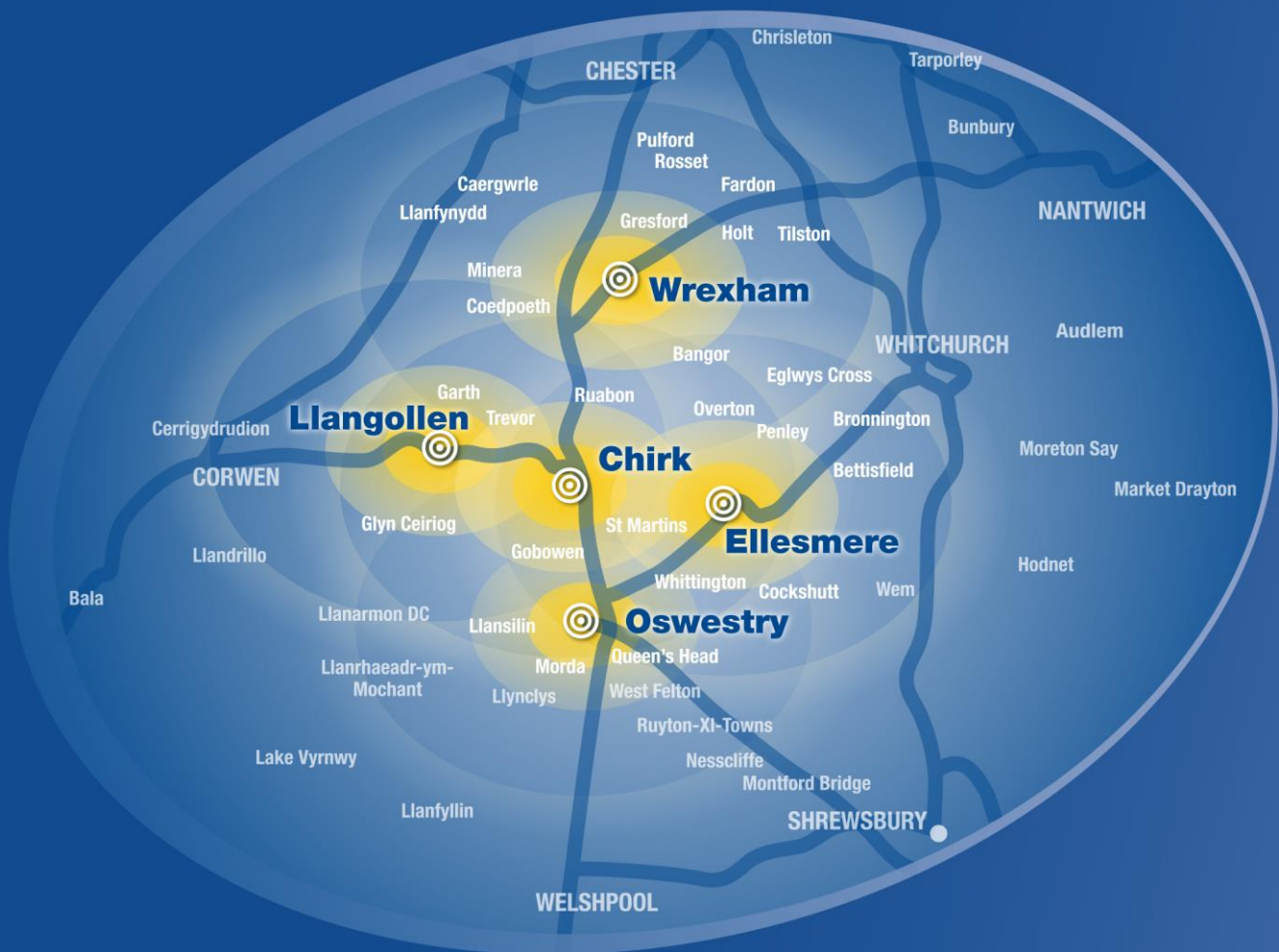
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**Bowen Son
and Watson**

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