



Hadfield Close, Deeside CH5 4JP Offers In The Region Of £185,000

A superbly presented 3 bedroom semi-detached property situated within a popular residential location in the town of Connah's Quay. This excellent property offers well appointed accommodation throughout including an attractive fitted kitchen, spacious lounge and a good size, well maintained rear garden and really must be viewed to be fully appreciated. There are a wealth of local amenities close to hand in the town centre as well as being close to Wepre park for nature walks and also has fantastic access to the A55 for commuting. In brief the property comprises of entrance hall, lounge and kitchen/dining room to the ground floor and 3 bedrooms and a bathroom and toilet to the first floor.

- A superb 3 bedroom semi-detached property
- Beautifully presented
- Attractive fitted kitchen
- Generous rear garden
- Off road parking
- VIEWING HIGHLY RECOMMENDED



Hallway

With carpeted flooring, door to a storage cupboard, double doors into the lounge.

Lounge

5.75m x 3.51m (18'10" x 11'6")

A spacious lounge with a double glazed window to the front, central fireplace with feature wood burner, tiled hearth and timber mantel, door into inner hall, fitted units and drawers for storage, carpeted flooring.

Kitchen

2.63m x 2.66m (8'7" x 8'8")

Superbly appointed with a range of matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, integrated dishwasher, built in electric oven, 4 ring gas hob with extractor fan over, space for a fridge/freezer, part tiled walls, wood effect flooring, double glazed window, archway into the dining room.

Dining Room

2.71m x 2.74m (8'10" x 8'11")

With double glazed french doors of to the rear garden, carpeted flooring, fitted storage units.

First Floor Landing

With carpeted flooring, access to the loft space.

Bedroom 1

3.62m x 3.70m (11'10" x 12'1")

A spacious, well presented room with a double glazed window to the front with far reaching views, built in wardrobes.

Bedroom 2

3.67m x 2.82m (12'0" x 9'3")

A double bedroom with a double glazed window to the front, carpeted flooring, built in wardrobes.

Bedroom 3

2.64m x 2.57m (8'7" x 8'5")

With a double glazed window to the front, carpeted flooring.

Bathroom

2.93m x 1.79m (9'7" x 5'10")

Fitted with a bath with shower over, wash hand basin with vanity under, fully tiled walls, cushioned flooring, double glazed window.

Separate w.c

Fitted with a low level w.c, wood effect cushioned flooring, double glazed window.

Rear Garden

To the rear is a good size, well maintained garden with a paved patio immediately adjacent to the property with steps leading down to a two tiered lawn garden with further steps leading to a paved patio at the foot of the garden. There is also access to a greenhouse and stone built garden shed.

Front

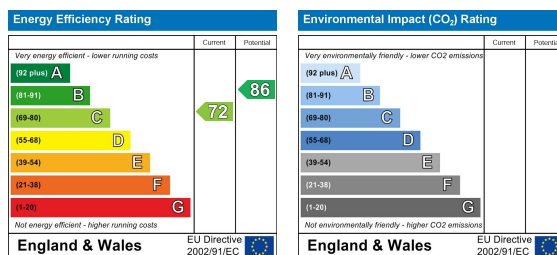
To the front is a concrete driveway providing off road parking and leading to a single garage with up and over door. The combination boiler is located in the garage.











MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

