

16 Vickers Close, Hawarden, Flintshire, CH5 3HU

Cavendish
ESTATE AGENTS

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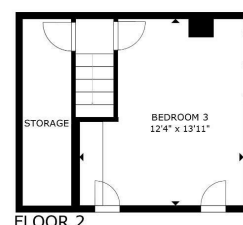
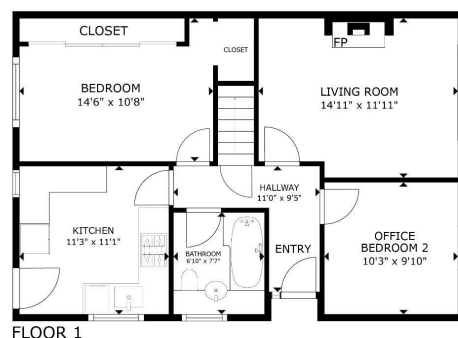
www.cavendishproperties.co.uk



16 Vickers Close
Hawarden, Flintshire
CH5 3HU

£275,000

* NO ONWARD CHAIN * GENEROUS SIZED REAR GARDEN * CUL-DE-SAC POSITION. A well presented and much improved two/three bedroom semi-detached dormer style property forming part of a small cul-de-sac in the popular village of Hawarden. The accommodation briefly comprises: entrance hallway, living room with cast-iron log burner, beautifully fitted kitchen with quartz worktops and a number of integrated appliances, bedroom one with fitted wardrobes, dining room/bedroom two, a well appointed bathroom with shower bath, first floor landing, and bedroom three with eaves storage space. There is also a useful eaves storage area. The property benefits from gas fired central heating and has UPVC double glazed windows. Externally there is a barked shrub border at the front with driveway parking. To the rear there is a larger than average garden, which has been attractively landscaped with a porcelanosa paved terrace and steps leading up to a raised lawn. There is also a timber framed garage store with separate office/utility.

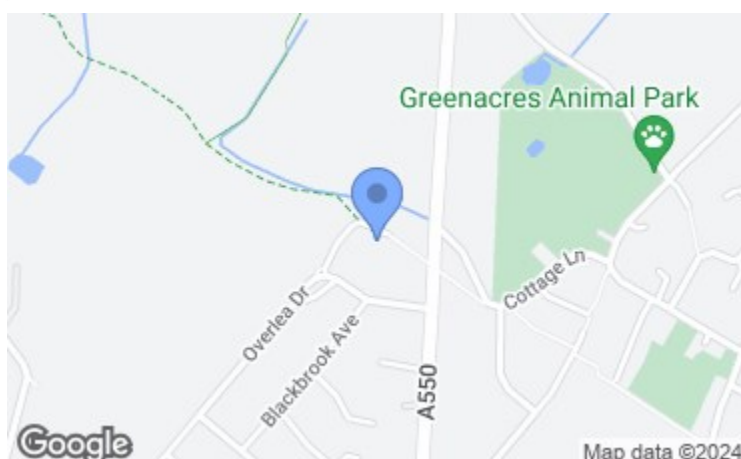


GROSS INTERNAL AREA
FLOOR 1: 122 SQ. M. FLOOR 2: 142 SQ. M.
TOTAL: 264 SQ. M.

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Matterport

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Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
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NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



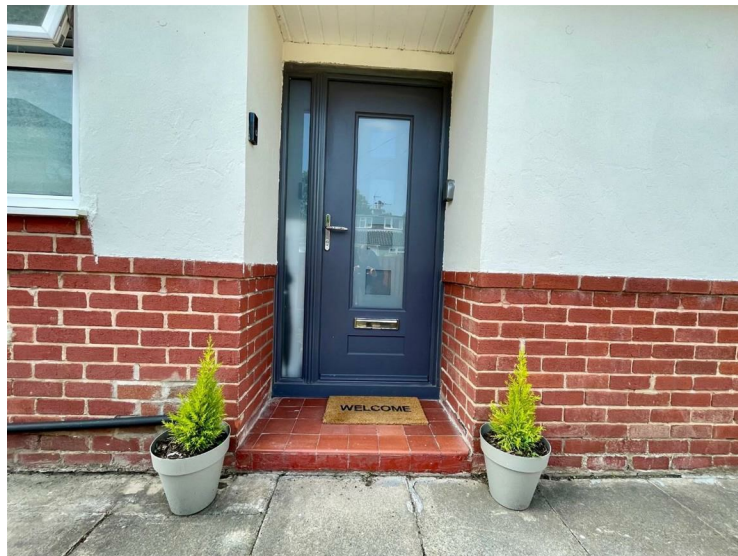
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LOCATION

The property forms part of a small cul-de-sac with a pathway linking to Gladstone Avenue. There is a Garden Centre located along Gladstone Avenue with cafe and bus stops to Chester and Wales. The historic village of Hawarden is situated some seven miles from Chester and five miles from Mold and is within easy commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A494 Expressway and A55 North Wales Expressway, both providing access to the M53/M56 motorway and the national motorway network. Hawarden provides a post office and a small number of shops serving daily requirements, as well as a number of eating establishments, a dental practice, medical practice, Hawarden Station, chiropodist, coffee shop, pharmacy, the Fox and Grapes public house and the Glynne Arms. There is also the Hawarden Estate farm shop, Gladstone's Library and a well established golf club which was founded in 1911.

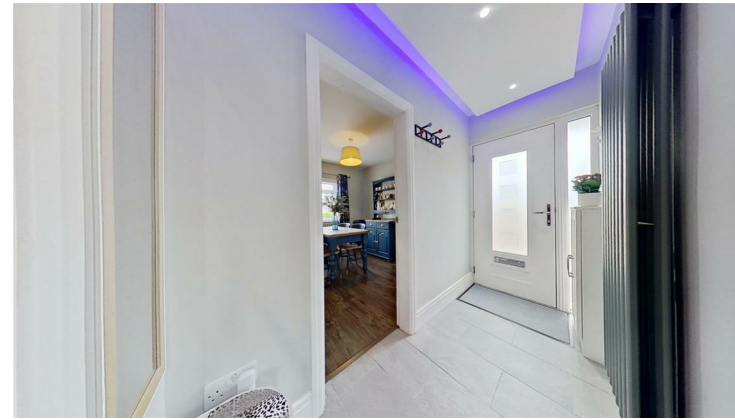
THE ACCOMMODATION COMPRISES:

PORCH

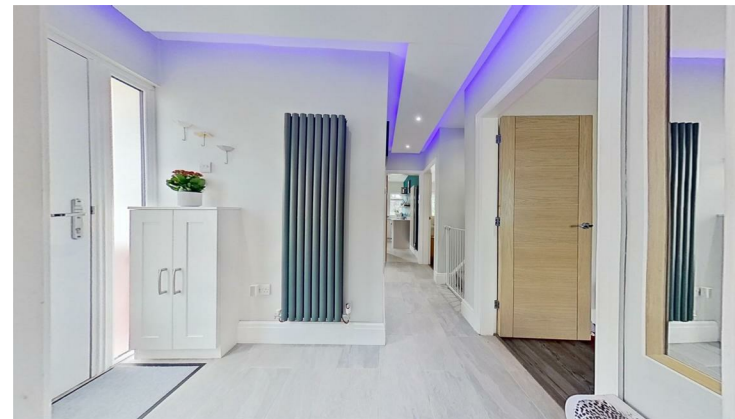


Recessed porch with two downlights and quarry tiled step. Composite 'Rock' double glazed entrance door with double glazed side panel to the entrance hall.

ENTRANCE HALL



L-shaped entrance hallway with tiled floor, contemporary tall radiator with thermostat, cupboard housing the electric meter and electrical consumer board, Nest digital thermostatic heating controls, porcelain tiled floor, recessed ceiling spotlights, LED remote control mood lighting, and staircase to the first floor. Contemporary oak veneered solid doors to the living room, dining room/bedroom two, kitchen, bedroom one and bathroom.



By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW



GARAGE STORE

3.84m x 2.74m (127" x 9')

With a remote controlled electronic roller shutter door, strip lighting, ample power points, three windows and side personal door. Attached to the rear of the garage/store there is a utility/home office. (The garage block is set on a concrete pad with a brick foundation, DPC, vapour barrier and insulation. There is also full electrics with power, lighting and a separate consumer unit. The garage has been partitioned to the rear to create a utility/garden office).

UTILITY/HOME OFFICE

2.74m x 1.75m (9' x 5'9")

Double glazed window, door, tiled floor, strip light, power, cold water supply, and CAT 5 data point.

DIRECTIONS

From Hawarden proceed along The Highway and at the War Memorial turn right into Gladstone Way. Follow Gladstone Way and take the turning left after Chestnut Grove into Blackbrook Avenue. Follow Blackbrook Avenue, which leads into Overlea Drive. Then take the turning right into Vickers Close. Follow the road around to the right and the property will be found on the right hand side.

TENURE

Understood to be Freehold.

COUNCIL TAX

* Council Tax Band D - Flintshire County Council.

AGENT'S NOTES

* Services - mains gas, electricity, water and drainage are connected.

The property is on a water meter.

* The electrics were tested in 2024 and there is an electrical certificate available.

MATERIAL INFORMATION

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

Money Laundering - MRD

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

LIVING ROOM

4.32m x 3.40m (14'2" x 11'2")



UPVC double glazed window overlooking the front, contemporary radiator with thermostat, TV aerial point, CAT 5 data point, ceiling light point, laminate wood effect strip flooring, and chimney breast with recessed fireplace, slate hearth and wooden mantel housing a cast-iron log burner.

KITCHEN

3.10m x 3.02m (10'2" x 9'11")



Fitted with a contemporary range of high gloss fronted units incorporating drawers and cupboards with quartz worktops and matching upstands. Inset one and half bowl stainless steel sink unit with chrome mixer tap and drainer grooved into the worktop. Fitted four-ring touch control Gorenje ceramic hob with Gorenje extractor above, and built-in Gorenje fan assisted oven and grill. Integrated fridge/freezer, wine cooler, and plumbing and space for washing machine. Porcelain tiled floor, contemporary tall radiator with

thermostat, recessed LED ceiling spotlights, two UPVC double glazed windows overlooking the side and rear with quartz windowsills, and UPVC double glazed door to outside.

DINING ROOM/BEDROOM TWO

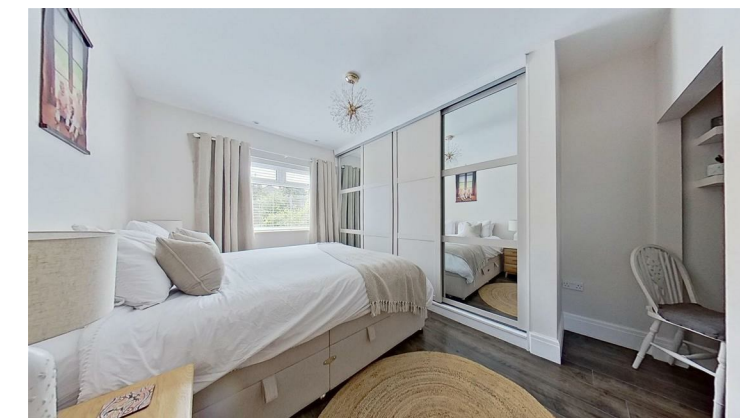
3.05m x 2.74m (10' x 9')



UPVC double glazed window overlooking the front, ceiling light point, contemporary radiator with thermostat, laminate wood strip flooring, two TV aerial points, and CAT 5 data point.

BEDROOM ONE

4.01m x 3.02m (13'2" x 9'11")



Full height fitted wardrobes with four sliding doors (two mirrored) having hanging space and shelving, contemporary tall radiator with thermostat, laminate wood effect strip flooring, TV aerial point, CAT 5 data point, ceiling light point, useful understairs storage area with space for dressing table and shelving, and UPVC double glazed window overlooking the rear garden.

BATHROOM



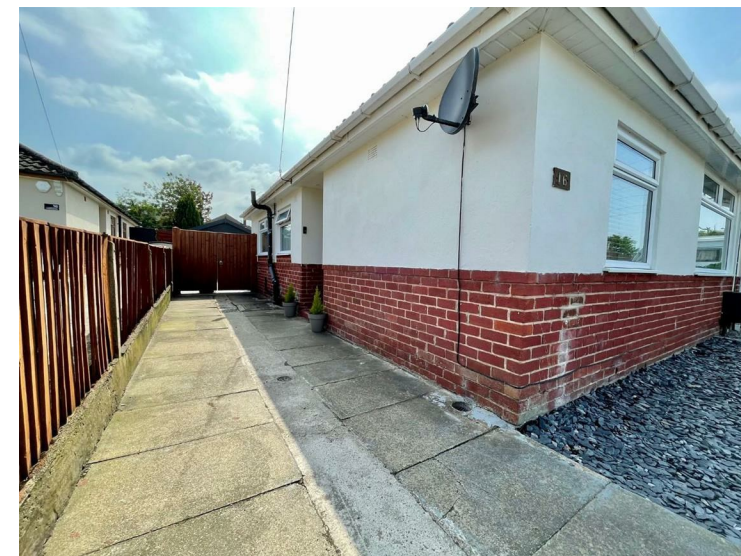
ceiling with double glazed Velux window light and fitted blind, TV aerial point, CAT 5 data point, contemporary tall radiator with thermostat, recessed LED ceiling spotlights, wall light point, and two access points to the eaves storage area.

LOFT SPACE

4.22m x 1.35m to purlin (13'10" x 4'5" to purlin)

With lighting and housing the gas central heating boiler. (There is potential to convert the loft area with a dormer style window, subject to any necessary planning permissions and building regulation approvals that may be required).

OUTSIDE FRONT



To the front of the property there is a flagged area, crushed slate and barked shrub border. External gas meter cupboard. Double opening wooden gates at the side provide access to the rear garden and a useful garage store with utility/home office.

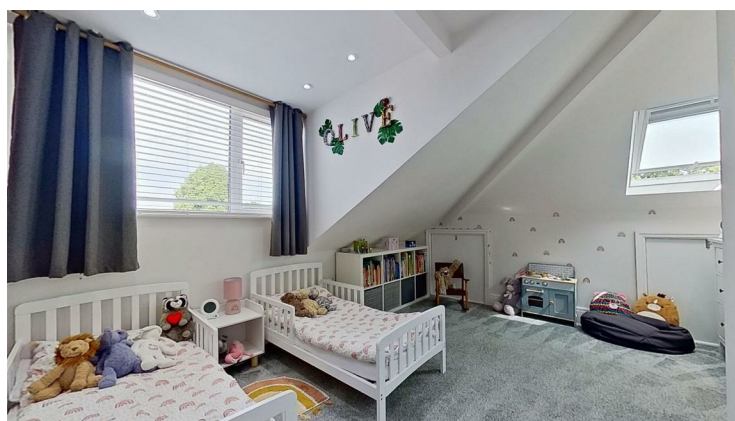
Well appointed suite in white with chrome style fittings comprising: full size shower bath with wall mounted thermostatic mixer tap, wall mounted Grohe thermostatic mixer shower with canopy style rain shower head, extendable shower attachment and folding glazed shower screen; fitted worktop with semi-inset wash hand basin, mixer tap and storage cupboard beneath; low level dual-flush WC with concealed cistern. Porcelain tiled floor, porcelain wall tiling to bath and shower area, extractor, recessed ceiling spotlights, contemporary tall radiator, and UPVC double glazed window with obscured glass.

FIRST FLOOR LANDING

Recessed LED ceiling spotlight. Door to bedroom two and bi-folding door to loft space.

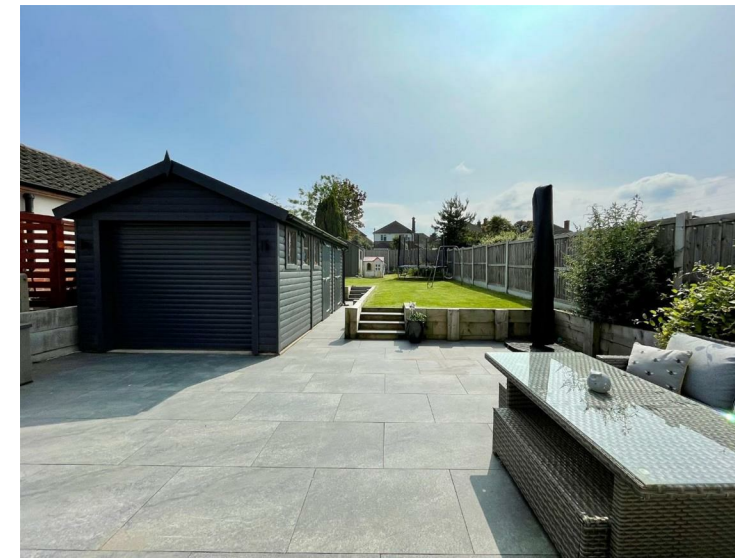
BEDROOM THREE

4.14m x 2.77m extending to 3.66m (13'7" x 9'1" extending to 12')



UPVC double glazed window overlooking the front, pitched

OUTSIDE REAR



To the rear the garden is of a generous size with an extensive porcelain paved terrace with steps leading up to a raised lawned garden with wooden sleeper edging. At the top of the garden there is a concrete slab and space for summer house or garden shed. Three outside lantern style lights, external power points, and outside water tap. The garden enjoys a south westerly aspect. Also located within the garden is a timber framed building incorporating a garage store and home office/utility with external lighting.

