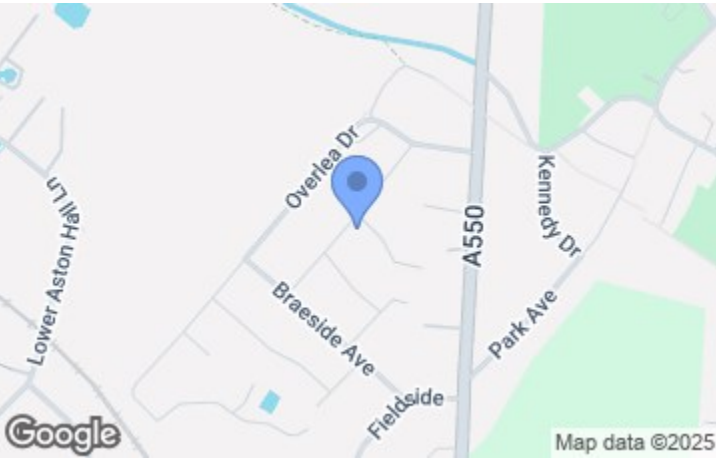


2 Firbrook Avenue, Hawarden, Flintshire, CH5 3HH



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(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	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A	
(81-81) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Cavendish
ESTATE AGENTS

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2 Firbrook Avenue
Hawarden, Flintshire
CH5 3HH

Price
£425,000

* SUBSTANTIAL DETACHED HOUSE * CORNER PLOT POSITION * FAMILY HOME. A large four bedroom detached house occupying a corner plot position close to the popular village of Hawarden. The accommodation briefly comprises: entrance porch, entrance hall, living room with feature fireplace and cast-iron log burner, garden room, open-plan dining/kitchen with island unit and integrated appliances, utility room, side hall, downstairs WC, landing with useful built-in storage cupboards, principal bedroom with vaulted ceiling, en-suite shower room and walk-in wardrobe, three further good sized bedrooms, family bathroom and separate WC. The property benefits from uPVC double glazed windows and has gas fired central heating. Externally, there is a lawned garden at the front and gravelled section together with a large imprinted concrete driveway leading to twin garages. To the rear there is an easy to maintain garden with artificial grass and Indian stone paving.

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LOCATION

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, The Old Grocery' Restaurant, chiroprapist, 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

2.13m x 1.12m (7' x 3'8")



Brick-built porch with uPVC double glazed entrance door, uPVC double glazed windows, lantern style light, and vinyl wood effect flooring. uPVC double glazed door to the entrance hall.

ENTRANCE HALL

Vaulted ceiling rose with light point, Hive digital central heating and hot water controls, vinyl wood effect flooring, double radiator with thermostat, built-in cupboard housing the electric meter and electrical consumer board, and turned staircase to the first floor. Doors to the living room and dining/kitchen.

LIVING ROOM

7.11m x 3.63m narrowing to 3.28m (23'4" x 11'11" narrowing to 10'9")



uPVC double glazed leaded window, deep coved ceiling, moulded ceiling rose with light point, two wall light points, TV aerial point, two double radiators with thermostats, feature fireplace and hearth housing a cast-iron log burner, and double glazed sliding patio doors to the Garden Room.



DOUBLE GARAGE

garage one: 4.88m x 2.97m garage two: 4.88m x 3.0 (garage one: 16'0" x 9'8" garage two: 16'0" x 9'10")



GARAGE ONE: With up and over sectional door, strip light, power, uPVC double glazed window and uPVC door to outside. Opening to:
GARAGE TWO: With up and over sectional door, strip light, power and useful storage area.



DIRECTIONS

From the village of Hawarden proceed along The Highway and turn right into Gladstone Way. Continue along Gladstone Way and take the turning left after Chestnut Grove into Blackbrook Avenue. Then take the first turning left which is a continuation of Blackbrook Avenue and the property will be found after a short distance on the left hand side at the corner with Firbrook Avenue.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band F - Flintshire County Council.

AGENT'S NOTES

* There are Hive controls for the central heating and hot water.
* Services - we understand that mains gas, electricity, water and drainage are connected.

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 £80.00 inc. VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

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.

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

By appointment through the Agents Chester Office 01244 404040.

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

PS/SC

BEDROOM FOUR

3.66m x 2.64m (12' x 8'8")



Fitted with a range of bedroom furniture incorporating a single wardrobe and overbed storage cupboards, uPVC double glazed window overlooking the front, ceiling light point, and single radiator.

SEPARATE WC

1.88m x 0.71m (6'2" x 2'4")

Low-level WC, corner wall mounted wash hand basin, part-tiled walls, vinyl wood effect flooring, wall light point and uPVC double glazed window with obscured glass.

FAMILY BATHROOM

2.87m x 2.06m (9'5" x 6'9")



Modern white suite with chrome style fittings comprising: offset bath with mixer tap; tiled shower enclosure with thermostatic

mixer shower, extendable shower attachment, canopy style rain showerhead and curved glazed sliding doors; low level dual-flush WC; and pedestal wash hand basin with mixer tap. Part-tiled walls, vinyl wood effect flooring, ladder style radiator, wall light point, electric shaver point, illuminated wall mirror and uPVC double glazed window with obscured glass.

OUTSIDE FRONT



The property occupies a corner plot. To the front there is a gravelled garden with a gated pathway and lawn. A gated pathway to the left-hand side provides access to the rear garden. A large imprinted concrete driveway providing parking for several vehicles leads to a twin garage. There is an additional gated pathway to the right-hand side of the garage which also provides access to the rear garden.

OUTSIDE REAR



To the rear the garden has been designed for ease of maintenance with Indian stone paving and artificial grass enclosed by concrete sectional wooden panelled fencing. Outside lighting.

GARDEN ROOM

3.56m x 2.69m (11'8" x 8'10")



Part-vaulted ceiling with recessed ceiling spotlights, two wall light points, electric radiator, tiled floor and two tall uPVC double glazed windows and uPVC double glazed bi-folding doors to outside.

DINING/KITCHEN

5.94m x 4.34m into bay (19'6" x 14'3" into bay)



Fitted with a comprehensive range of base and wall level units incorporating drawers and cupboards with quartz worktops and upstands, Large matching island unit with storage cupboards and quartz worktop incorporating a dining area. Fitted five-ring ceramic touch control electric induction hob with quartz splashback and extractor above, two built-in Neff 'tilt n slide' electric fan assisted ovens and grills, integrated dishwasher, LED

kickboard lighting, panelled ceiling with recessed LED ceiling spotlights, double radiator with thermostat, wall tiling to work surface areas with concealed under-cupboard lighting, Built-in understairs storage cupboard and separate built-in storage cupboard housing a Baxi Duo-tech gas fired central heating boiler, uPVC double glazed leaded window overlooking the front and wide uPVC double glazed leaded bay window overlooking the front. Door to the utility room.





UTILITY ROOM

2.82m x 2.06m (9'3" x 6'9")



Fitted with a matching range of white high gloss fronted units with quartz worktops and matching upstand. Integrated microwave, plumbing and space for concealed washing machine and tumble dryer, space for American style fridge freezer with cold water supply, recessed LED ceiling spotlights, extractor, wall tiling to work surface areas, tiled floor, and electric radiator. Doors to the garden room and side hall.

SIDE HALL

1.96m x 1.04m (6'5" x 3'5")

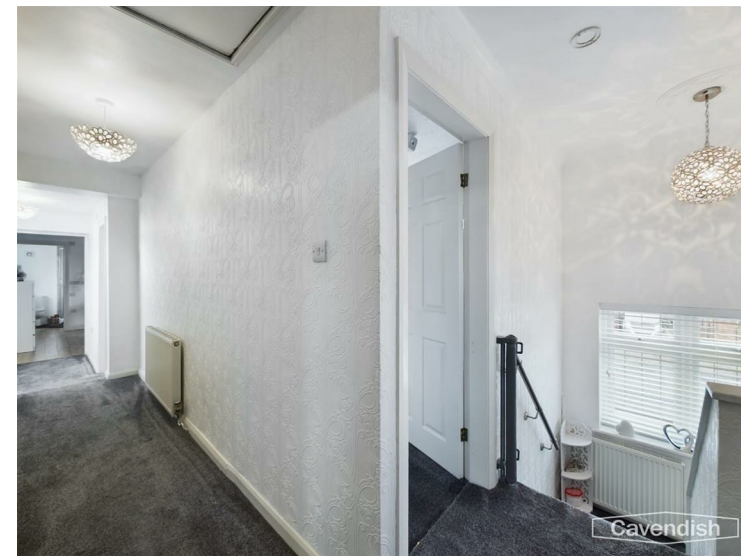
uPVC double glazed stable type door to the front, ceiling light point, tiled floor and electric radiator. Door to downstairs WC.

DOWNSTAIRS WC

1.96m x 0.84m (6'5" x 2'9")

Comprising: low level dual-flush WC; and wash hand basin with mixer tap, tiled splashback and storage cupboard beneath. Electric radiator, tiled floor, wall light point and uPVC double glazed window with obscured leaded glass.

FIRST FLOOR LANDING



uPVC double glazed window on the half-landing, coved ceiling, two ceiling light points, mains connected smoke alarm, access to loft space, built-in linen cupboard with slatted shelving and fitted double cupboard with two sliding doors having hanging space and shelving. Doors to bedroom two, bedroom three, bedroom four and separate WC. Opening to inner landing.

INNER LANDING

uPVC double glazed window with obscured glass, and ceiling light point. Doors to the family bathroom and principal bedroom.

PRINCIPAL BEDROOM

3.84m x 3.33m (12'7" x 10'11")



Feature vaulted ceiling with recessed ceiling spotlights and double glazed Velux rooflight with fitted blind, oak wood strip flooring, electric radiator and uPVC double glazed leaded window overlooking the front. Doors to the walk-in wardrobe and en-suite shower room.

EN-SUITE SHOWER ROOM

1.83m x 1.75m (6' x 5'9")



Modern white suite with chrome style fittings comprising: tiled shower enclosure with Mira electric shower and curved glazed sliding doors; pedestal wash hand basin with mixer tap and tiled splashback; and low level dual-flush WC. Recessed LED ceiling spotlights, illuminated wall mirror, electric radiator, electric shaver point, extractor, oak wood strip flooring and uPVC double glazed window with obscured glass.

WALK-IN WARDROBE

1.98m x 1.80m (6'6" x 5'11")

With recessed LED ceiling spotlights, oak wood strip flooring, electric radiator and uPVC double glazed window with leaded glass.

BEDROOM TWO

3.63m x 3.38m (11'11" x 11'1")



uPVC double glazed leaded window, ceiling light point and single radiator.

BEDROOM THREE

3.61m x 2.82m (11'10" x 9'3")



uPVC double glazed leaded window, ceiling light point and single radiator.