



**14 Bradshaw Avenue, Saltney Ferry,
Flintshire, CH4 0BE**

£170,000

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EPC - D66 Council Tax Band - C Tenure - Freehold

Bradshaw Avenue, Saltney Ferry

4 Bedrooms - House - Terraced

**** No Onward Chain! **** A four bedroom semi-detached house located in Saltney, a short distance from the city of Chester. This house is an ideal family home, having a kitchen, sitting room, bathroom, four bedrooms, living room and low maintenance gardens to both the front and rear. EPC Rating: D 66. Council Tax Band: C. Tenure: Freehold.



Accommodation

Entrance is via a UPVC door leading into the:

Living Room

Having a gas fire, lighting, uPVC window to the front elevation.

Sitting Room

Having a uPVC window to the rear, lighting, wood burner, lighting.

Kitchen

Having lighting, uPVC door to the rear, uPVC window to the rear elevation, boiler. four ring hob, wall drawer and base units with complimentary worktops over. There is also a sink with stainless steel mixer tap over.

First Floor Landing

Access to loft hatch, lighting, power-points, radiator and doors off.

Bathroom

6'2" x 7'10" (1.9 x 2.4)

Obscure UPVC double glazed window to the rear elevation, pedestal hand wash basin, tiled walls, radiator, lighting, bath tub with taps over, W/C, wall mounted shower with extractor fan.

Bedroom One

9'10" x 11'5" (3 x 3.5)

Radiator, UPVC double glazed window to the front elevation, lighting, singular power-point.

Bedroom Two

8'2" x 8'10" (2.5 x 2.7)

Lighting, Radiator, UPVC double glazed window to the rear elevation.

Bedroom Three

11'9" x 11'5" (3.6 x 3.5)

Radiator, UPVC window to the front elevation, lighting, singular power-point.



Bedroom Four

11'1" x 7'6" (3.4 x 2.3)

Radiator, UPVC window to the rear, lighting, singular power-point.

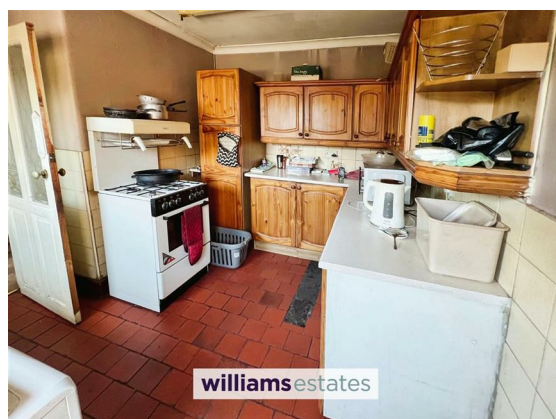
Outside

To the rear, the garden is paved for ease of maintenance. There is also a garage and there are two parking spaces available.


The front garden is mainly laid to lawn and is enclosed with timber fencing.

Directions

Start: Chester Street, Mold, UK. Head north-east on Chester St/A5119. At the roundabout, take the 3rd exit onto Chester Rd/A541. At Wylfa Roundabout, take the 4th exit onto A541. Slight left onto A5118. At the roundabout, take the 2nd exit onto A5104. At the roundabout, take the 2nd exit. Continue onto Mold Rd/Warren Interchange/A5104. At the roundabout, take the 1st exit onto Mold Rd/A5104. Continue to follow A5104 to Broughton. At the roundabout, take the 3rd exit onto Chester Rd/A5104. At the roundabout, take the 2nd exit and stay on Chester Rd/A5104. Turn left onto Saltney Ferry Rd/B5129. Turn right onto Belmont Dr. Turn left onto Bradshaw Ave. Destination will be on the right.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.