



49 Uplands Avenue

Connah's Quay, CH5 4LF

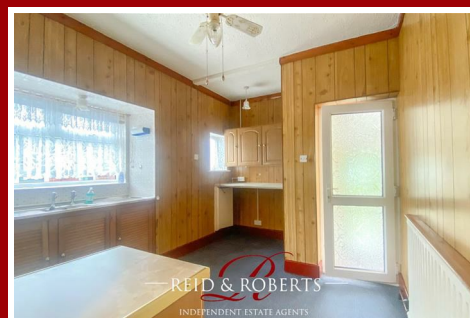
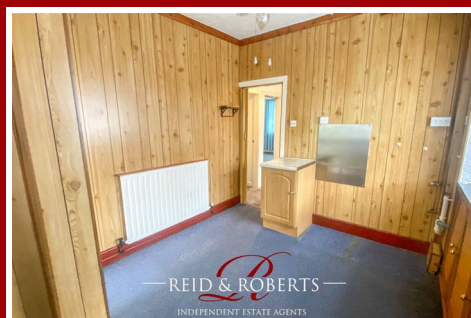
Offers Over £169,995



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PROPERTY SUMMARY

* SEMI DETACHED BUNGALOW ** SOUGHT AFTER RESIDENTIAL AREA
** REQUIRING SOME MODERNISATION ** DRIVEWAY AND GARDENS **
TWO BEDROOMS ** NO ONWARD CHAIN **

Reid and Roberts Estate Agents are pleased to offer For Sale this semi detached bungalow situated in the popular residential area of Wepre. The property would benefit from some updating/modernisation and offers great potential for improvement. The property if offered to the market with the added benefit of No Onward Chain.

The accommodation in brief comprises: Entrance Hallway, Lounge, Kitchen/Breakfast Room, Two Bedrooms and a three piece Shower Room. Externally there is a driveway providing 'Off Road' parking along with attractive and well stocked gardens to the front and rear. The property also benefits from gas central heating and double glazing.

The property is located in the sought after area of Wepre on the outskirts of Connah's Quay which provides great amenities including access to primary & secondary education, supermarkets, shops, banks, post office, leisure facilities and pubs/restaurants. There is excellent employment opportunities with Deeside Industrial Estate close by and there are excellent transport links for those needing to commute with the A55 bypass allowing access further into North Wales, towards Chester City and the Wirral, with Liverpool or Manchester within commutable distance via the M53 & M56 Motorways. There are also excellent public transport links with regular bus services and Shotton railway station.

ACCOMMODATION COMPRISES

The property is approached via a driveway providing 'Off Road' parking and leading to the side entrance. Steps lead up to a Upvc door with decorative floral inset opening into:

Entrance Hallway

L-shaped with loft access point, single panel radiator and giving access to all living accommodation.

Door into:

Lounge

16'0" x 11'11" (4.90 x 3.64)

Having picture rail, wall mounted gas fire, t.v. aerial point, telephone point and double glazed window to the front elevation.

Kitchen

10'6" x 12'7" (3.21 x 3.86)

Housing a range of wall and base units with work surfaces over, stainless steel sink unit with dual drainer, splash back wall tiling, space for electric cooker, void and plumbing for washing machine, space for under counter fridge and freezer. Vinyl flooring, single panel radiator and two double glazed windows to the side elevation.

Door leading into:

Lean To

13'6" x 5'11" (4.14 x 1.81)

Large built in storage cupboard, double glazed windows overlooking the rear elevation and Upvc door leading to the rear garden.

Bedroom One

11'10" x 11'10" (3.62 x 3.63)

With picture rail, cupboard housing hot water tank, single panel radiator and double glazed window to the rear elevation.

Bedroom Two

8'10" x 7'1" (2.70 x 2.18)

With picture rail, single panel radiator and double glazed window to the front elevation.

Shower Room

6'4" x 5'5" (1.932 x 1.659)

Fitted with a three piece suite comprising shower cubicle with wall mounted electric shower, pedestal wash hand basin and low level flush w.c. Tiled walls, vinyl flooring, single panel radiator and frosted double glazed window to the side elevation.

OUTSIDE

The property is approached via a gravelled driveway providing 'Off Road' parking with a paved pathway leading to the entrance to the property. To the front of the property there is a garden mainly laid to lawn and having borders well stocked with a variety of shrubs and plants. To the side of the property the driveway extends and leads to the rear where you will observe a fully enclosed garden mainly laid to lawn and having a paved patio seating area.

EPC Rating - D

Council Tax - Band C

Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents.

Tel: 01352 700070

Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Covid 19 Advice: During restrictions please only request a viewing if you are in a buying position. At the appointment please wear PPE and wash/sanitize your hands before and after the appointment. All viewings will follow the government guidelines and all windows and doors will be open.

To Make An Offer

TO MAKE AN OFFER - CALL A MEMBER OF STAFF on 01352 700070 IN THE FIRST INSTANCE WHO CAN DISCUSS YOUR OFFER AND PASS IT ONTO OUR CLIENT - PLEASE NOTE WE WILL WANT TO QUALIFY YOUR OFFER FOR OUR CLIENT

Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070.

Services

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Do You Have A Property To Sell

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Rachel Forrester to visit your property to give you an up to date market valuation FREE of charge with no obligation.

Opening Hours

Monday - Friday 9.15am - 5.30pm

Saturday 9.15am - 4.00pm



Road Map



Hybrid Map



Terrain Map



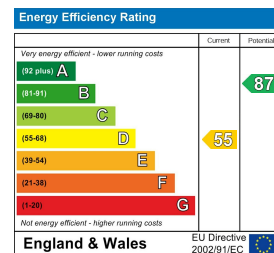
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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