



Halkyn Road, Flint

CH6 5QX


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

Offers in Region of **£425,000**

HALKYN ROAD, FLINT, CH6 5QX

EPC Energy Efficiency Rating: D

Tenure: Freehold

- 4 Double Bedrooms
- Detached Bungalow
- Excellent Access to A55, M56 and M6
- 1 Hour from Manchester and Liverpool Airport
- Vast Woodland Garden with Stream
- Offered in Immaculate Condition
- Family Bathroom plus Two Ensuites

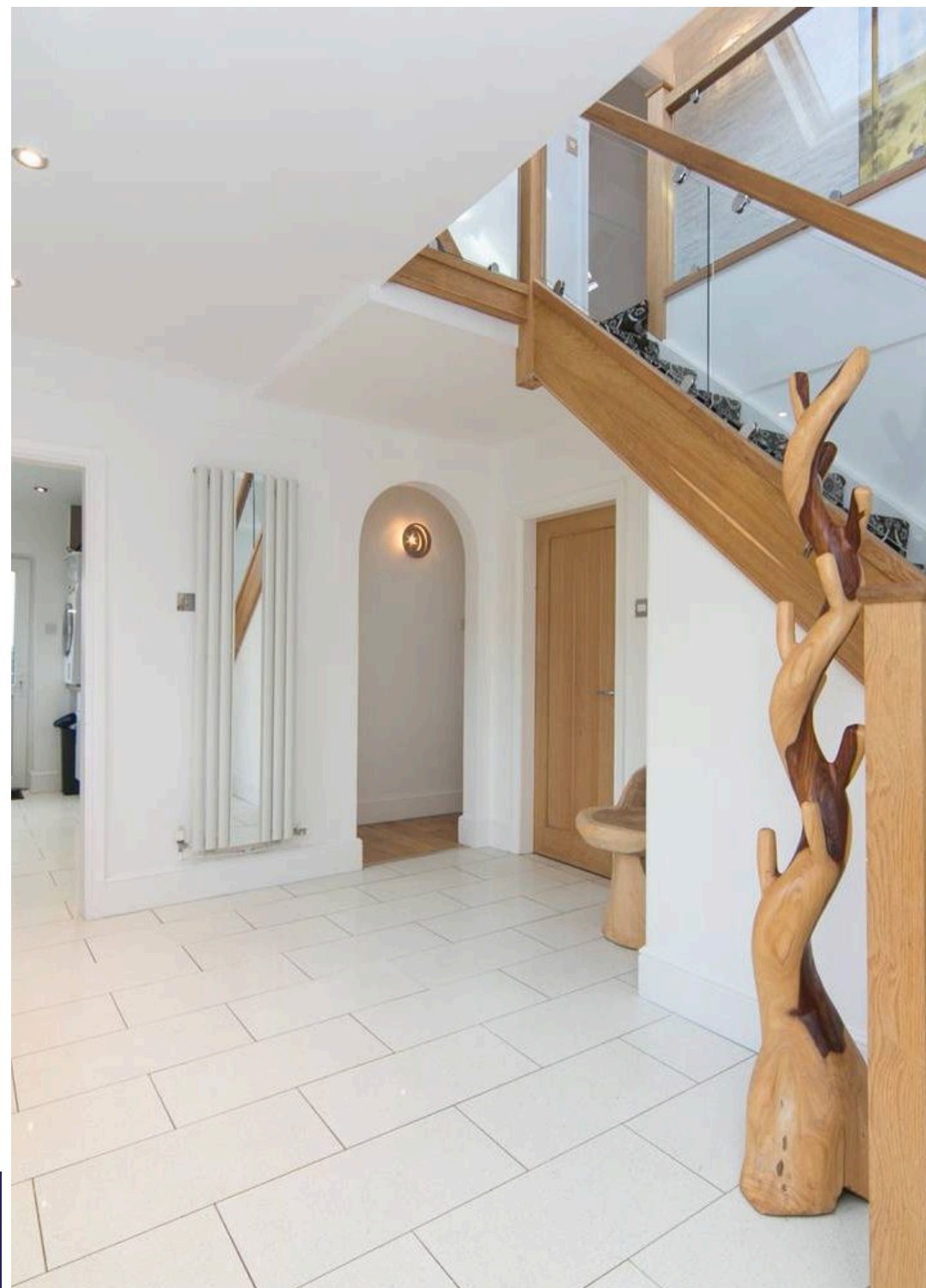
An extended 4 double bedroomed detached dormer bungalow has undergone extensive refurbishment and is presented in immaculate condition throughout. The first floor bedrooms both have full ensuite bathrooms with the main bedroom boasting a state of the art velux balcony with exceptional woodland views.

The modern kitchen has a large pantry with a separate utility and there is a spacious lounge with a 27ft orangery to the rear.

There is ample off road parking to the front and a woodland rear garden which expands over 200 ft with a tranquil stream

Fantastically located offering excellent access to the A55, M53, M56 and M6 Motorway networks making it commutable to Chester, Liverpool and Manchester plus its 1 mile from Flint Train Station which offers access to London Euston in less than 2 and a half hours. Liverpool and Manchester Airports are less than a mile away

The property benefits from Mains Gas, Mains Electric, Mains water and a Septic Tank



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Porch

Step to entrance hallway via an exposed brick archway, carpeted with a sunken core welcome mat

Entrance Hallway

A large and bright room which was previously the dining room with stylish tiled floor, modern wall mounted panel radiator, PVC double glazed window to the front, under stairs storage cupboard, a stunning Oak and glazed staircase leading to the first floor, solid oak doors to utility room, bedroom 4 and lounge, opening to an inner hallway

Lounge

Timber floor, a log burner fire with decorative solid Oak mantle and slate backpiece and hearth, wall mounted radiator, tri-fold PVC door opening to the orangery

Dining Room / Orangery

PVC double glazed windows to the rear overlooking a stunning woodland garden, wood floor, two wall mounted radiators, PVC French doors opening to the garden, PVC doors opening to the kitchen

Kitchen

Modern base and drawer units, built in large pantry cupboard with lights, space for a range oven with folding extractor hood over, sink unit with mixer tap, kickboard lighting, PVC double glazed window to the orangery, Solid Oak worktop with a matching island with cupboards under and seating area

Utility

Modern range of wall, drawer and base units, worktop with inset sink with mixer tap, plumbing for washing machine, space for a tumble dryer and space for a fridge freezer, PVC double glazed window to the front, composite door opening to the side

Inner Hallway

Solid oak doors to bedroom three and family bathroom

Bedroom Three

PVC double glazed window overlooking the rear garden, wall mounted radiator



Family Bathroom

A modern 4 piece suite comprising a double shower cubicle with drencher attachment, freestanding bath, close coupled WC and wall mounted wash hand basin, tiled walls and floor, wall mounted towel radiator, obscure PVC double glazed window to the side

Bedroom Four

PVC double glazed window to the front aspect, wall mounted radiator, door opening to large walk in wardrobe housing a wall mounted combination boiler

First Floor

Velux window to the front, solid Oak doors to bedrooms one and two

Bedroom One

Velux window to the rear which opens to a seated balcony overlooking to rear woodland, exposed brick feature wall, eaves storage cupboard, wall mounted radiator, solid Oak door to ensuite

Ensuite One

A 4 piece suite comprising a double shower cubical with central rainfall shower attachment, free standing bath, close coupled WC and wash hand basin, tiled walls and floor, obscure PVC double glazed window to the rear

Bedroom Two

Velux window to the rear, eaves storage cupboard, exposed brick feature wall, solid Oak door opening to the ensuite, separate shower cubicle with power shower and wall mounted towel radiator

Ensuite Two

A modern suite comprising close coupled WC and wash hand basin with PVC obscure double glazed window to the front, tiled walls and floor





Front Garden

Set back from the road there is a large driveway for circa 6 vehicles, a lawn area to one side and an artificial lawned area to the other, a wealth of mature shrubs and trees and a pathway accessed via an iron gate leading to a decorative composite door with stained glass top panel which opens to a front porch

Rear Garden

A stunning and well established rear garden spanning over 210 ft in length leading to a stream, with a vast variety of natural flora and fauna, mature trees, shrubs, hedges and flowers it's a truly magnificent garden.

There is a pathway leading the length of the garden with space for numerous sheds and greenhouses.

There is access to front from either side of the house via iron gates and access to ground level storage areas underneath the orangery.

Balcony

A Velux balcony accessed via Bedroom One with stunning woodland views

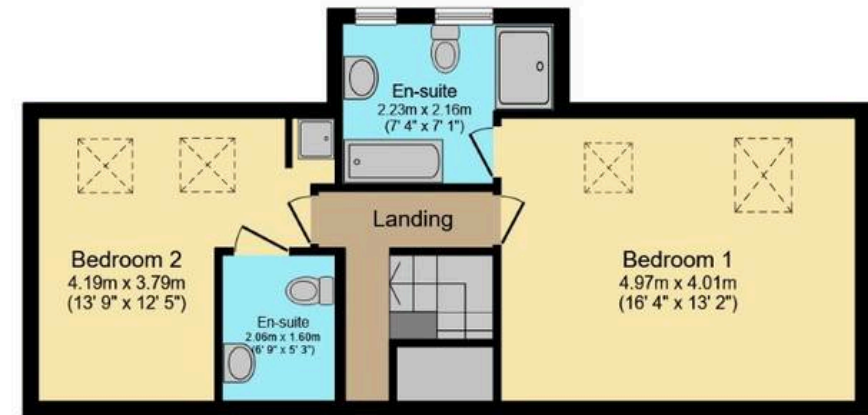
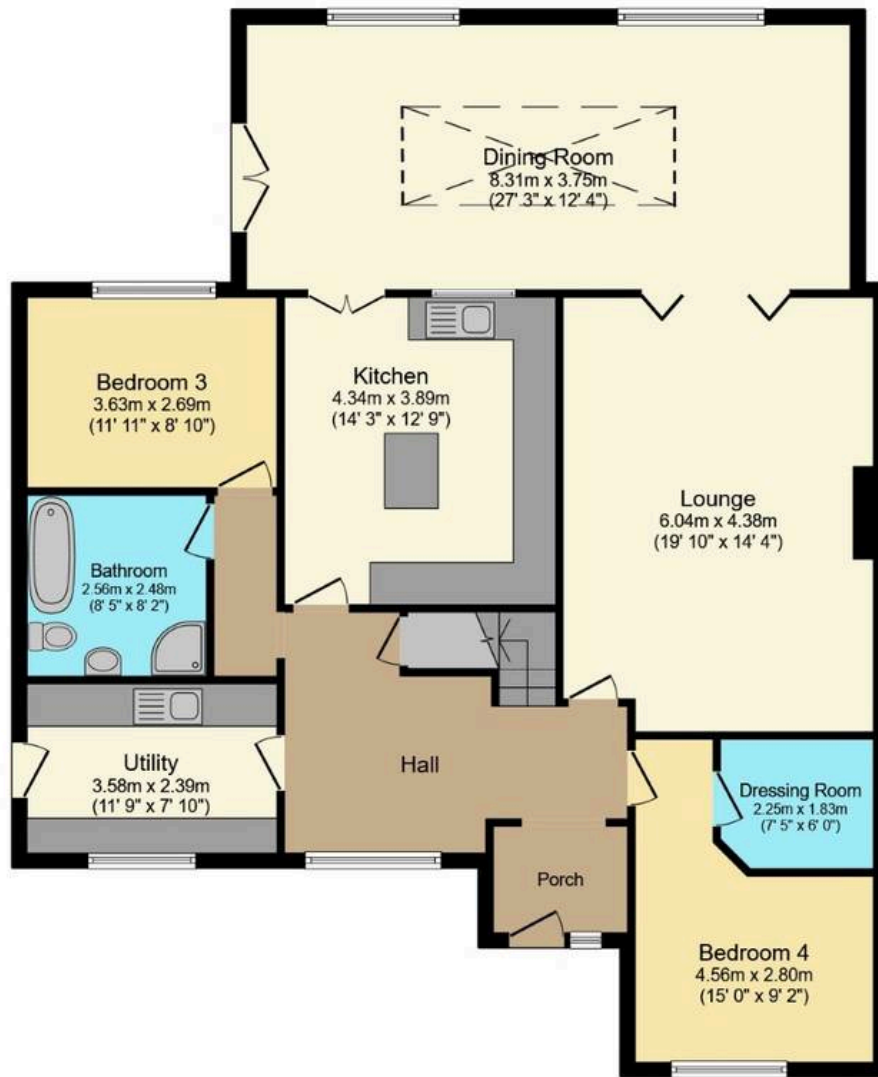
Driveway

Ample off road parking for circa 6 vehicles

We have been advised by the current owner that the original footing were built to support 2 storeys so further extension can be achieved although we recommend you seek confirmation yourselves








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or
92 sq.ft.)

First Floor

Floor area 50.1 m² (539 sq.ft.)

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measurements, floor areas (including any total floor area), openings and orientations are for information only and do not form part of any agreement. No liability is taken for any error, omission or inaccuracy. Propertybox.io



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Swain Hennessey Estate Agents on 01352 741 821 to arrange a viewing

Have a property to sell? Please call us to arrange a free, no obligation sales valuation of your property

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