

Town & Country

Estate & Letting Agents

Green Meadows, Hawarden

Offers In Excess Of £275,000



Located within the highly desirable village of Hawarden, this two-bedroom detached bungalow offers buyers the opportunity to make improvements to their desired requirements, benefitting from both double glazing and gas central heating. Offering adaptable accommodation with the advantage of a long driveway, detached garage, and mature gardens. Viewing is essential to appreciate this lovely bungalow.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS
info@townandcountrychester.com

TEL: 01244 403900

DESCRIPTION

Forming part of a small cul-de-sac of similar properties within the highly popular village of Hawarden. The bungalow requires a degree of modernisation and provides any prospective purchaser with the opportunity to improve the accommodation to their own requirements. Benefiting from both UPVC double glazing and gas central heating. The adaptable accommodation comprises an entrance hall, dining area with an arched throughway to the spacious living room with vaulted ceiling. A fitted Kitchen, two bedrooms both having fitted wardrobes, the principal bedroom also having an ensuite shower room and a bathroom fitted with a coloured suite. Externally the lawned and shrubbed front garden has a long driveway that leads to the detached garage. The garage has the advantage of an up and over door, power, and light. The enclosed rear garden has a lawned and shrubbed garden with a lovely patio area.



LOCATION

Hawarden is a historic village and community in Flintshire, Wales. It is part of the Deeside conurbation on the Wales-England border and is home to Hawarden Castle. The village is just 7 miles from Chester and approximately five miles from Mold and is located within easy access of A55 expressway and national motorway network. There are many places within the village to eat, drink and socialise, amenities also include, schools, a post office and a small number of shops serving daily requirements, as well as a dental practice, medical practice and Hawarden Station.

DIRECTIONS

From Chester merge onto A494 via the slip road to A55/Q'ferry/Conwy. Take the B5127 exit towards Buckley. At the roundabout, take the 1st exit onto B5125. At the roundabout, take the 1st exit and stay on B5125. Turn right onto

Wood Ln. Turn left onto Spring Dl, Turn right onto Marlborough Ave. Turn left onto Walpole Ave, Turn right onto Green Meadows. Turn right to stay on Green Meadows, the property will be located on the right hand side and identified by our For Sale Board.

ENTRANCE

The property is entered through a timber panel and glazed front door, which opens to an entrance hall with a radiator, access is provided to the loft space, a built in cloaks/store cupboard, and internal doors off opening out into the dining area, kitchen, bathroom and both bedrooms.



DINING AREA

9'9" x 4'10"

The dining room has a radiator, a full length window to the side elevation and an arched throughway leading to the living room.



LIVING ROOM

18'10" x 10'9"

A super spacious living room with a vaulted ceiling with exposed beams and brickwork. Central to the room is a living flame gas fire set upon a quarry tile hearth with a radiator and two windows facing the front elevation.



KITCHEN

8'5" x 10'9"

The kitchen is fitted with a range of oak style wall base and drawer units. The work surface houses a one and half bowl stainless steel sink unit with a mixer tap, and tiled splashback. Integrated appliances include oven and a gas hob with extractor hood above. A window faces the side elevation and a leaded double glazed UPVC door opens to the side of the property.



PRINCIPAL BEDROOM

12'9" x 8'7"

The principal bedroom has a window facing the rear elevation, a radiator and a range of fitted wardrobes with sliding mirror doors and door opening to the ensuite that includes a shower room.



EN SUITE SHOWER ROOM

5'3" x 6'0"

The en suite comprises of a thermostatic shower within a single shower enclosure. A low-level WC, a pedestal wash hand basin, a radiator and partially tiled walls are present with a ceramic tiled floor and a high-level opaque window to the side elevation.



BEDROOM TWO

6'8" x 10'9"

This bedroom has a window facing the rear elevation with a radiator and a fitted double wardrobe with sliding doors.



BATHROOM

6'9" x 5 feet eight

The bathroom is installed with a coloured suite comprising of a panelled bath with mixer tap and a handheld shower extension, a low-level

WC, a pedestal wash hand basin, radiator with partially tiled walls and a ceramic tiled floor with a high-level window to the side elevation.



EXTERNALLY

The front garden is predominantly featuring shrubs, there is a long and spacious driveway leading along the side of the property towards the single detached garage.

The external rear is accessed from either side through a timber or iron gate which opens to a paved patio area with an ornamental pond, lawns and a shrub garden. The garden itself is enclosed by a series of timber fence panels.



REAR ASPECT



PATIO AREA

GARAGE

A brick built single garage with a pitched roof up and over the garage door, power and light.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax: Band E £2,330.00

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

