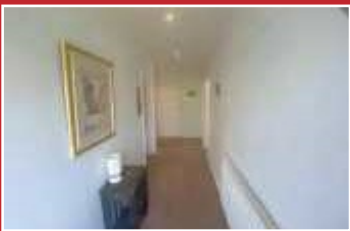


Level Road, Hawarden

£240,000



- TWO BEDROOM SEMI DETACHED BUNGALOW
- KITCHEN/ DINING ROOM
- CONSERVATORY
- AMPLE OFF ROAD PARKING WITH GARAGE
- GENEROUS GARDENS TO THE FRONT AND REAR
- PRIVATE REAR GARDEN
- SOUGHT AFTER LOCATION



Level Road, Hawarden

NO ONWARD CHAIN* *AMPLE OFF ROAD PARKING AND GARAGE* *GENEROUS SIZED GARDENS TO THE FRONT AND REAR* *VIEWINGS HIGHLY RECOMMENDED

If you are looking for a bungalow situated within a sought after village location offered with ample outdoor space and generous plot, you need to book a viewing on this one!

Reid & Roberts Estate Agents are delighted to offer For Sale this Two Bedroom Semi Detached Bungalow. It is offered to the market with No Onward Chain, based within a generous sized plot with private well established gardens as well as being situated within the sought after village location of Hawarden.

The property offers a light and airy lounge having windows to the front and side overlooking the stunning front garden, a kitchen/dining room housing the boiler and several built in appliances as well as leading into the conservatory which is the ideal room for relaxation as it looks across the larger than average rear garden.

The bungalow also provides two good sized bedrooms and a three piece family bathroom.

Outside is a particular feature of this property being set within a generous sized plot with both gardens to the front and rear with well established shrubs, bushes and flowers surrounding and to the borders offering a great amount of privacy to the property as well as providing the benefit of not being overlooked. A concrete paved driveway leads to the single detached garage and has space for 5 to 6 vehicles as well as having access into the rear garden through wooden picket fence and gate.

Location

The Village of Hawarden offers a Variety of Shops, Cafes, Primary and Secondary Schools, Public Houses and Hawarden Estate Farm Shop which is well known for its local fresh Produce. Chester City Centre is a short drive away which offers a wide range of restaurants, schools, shops, recreation and other amenities. The A483 provides access to Wrexham and the A55 bypass provides access to North Wales and across the North West Region.

Accommodation Comprises:

Canopy porch with Upvc cladded ceiling and quarry tiled flooring leads to a Upvc double glazed door with frosted panelling and matching side unit opens into:

Reception Hallway

5.5m x 1.3m by 1.2m x 1.1m (18'1" x 4'3" by 3'11" x 3'7")

Double panelled radiator, PIR sensor, wall mounted alarm panel, fitted smoke alarm, loft

access point, telephone point and a built in cupboard providing storage space and fitted shelving.

Doors leading into:

Lounge

4.9m x 3.8m (16'1" x 12'6")

Light and airy room with double glazed windows to the front and side elevation with views over the front garden, double panelled radiator, modern fire surround with matching inset raised upon matching hearth housing an electric fire, aerial socket, telephone point, deep coved ceiling, two wall light points and an PIR sensor.

Kitchen/ Dining Room

4.3m x 3.1m (14'1" x 10'2")

Housing a range of wall and base units with complementary marble effect roll top work surfaces over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, built in eye level electric oven and grill, built in four ring gas hob with stainless steel extractor fan over,



Level Road, Hawarden

space for fridge freezer, integral dishwasher, void and plumbing for washing machine, cupboard housing the gas fired boiler, splash back tiling, fitted spotlights, aerial socket, wooden effect laminate flooring, double panelled radiator and double glazed windows to the rear and side elevation.

Upvc double glazed door with frosted panel opens into:

Conservatory

3.5m x 2.6m (11'6" x 8'6")

Dwarf built wall with double glazed units over with top openers, double glazed roof, extensive views across the generous rear garden, wooden effect laminate flooring and a double panelled radiator.

Double glazed French style patio doors open to the side.

Doors Off Reception Hallway Leads Into:

Bedroom One

4.5m x 3.8m (14'9" x 12'6")

Double glazed half bay window to the front elevation overlooking the front garden, double panelled radiator, aerial socket and coved ceiling.

Bedroom Two

3.6m x 2.7m (11'10" x 8'10")

Double glazed window to the rear elevations with views over the rear garden, double panelled radiator and coved ceiling.

Bathroom

1.8m x 1.6m excluding walkway (5'11" x 5'3" excluding walkway)

Three piece suite comprises: panelled bath with electric shower attachment over and glass screen with door across, built in vanity unit with recessed sink unit over with mixer tap and close coupled WC, wall mounted ladder style heated towel rail, fully tiled walls, tiled flooring, coved ceiling and a double glazed frosted window to the rear elevation.

Outside

To The Front

The property is approached via a larger than average concrete driveway providing ample 'Off Road' parking for 5 to 6 vehicles and leads up to the single detached garage. A paved pathway leads to the front entrance gaining you access into the reception hallway. A mainly laid to lawn garden can be found the front which provides a vast variety of shrubs, flowers and bushes to the borders and boundaries offering the property the ideal amount of privacy. Wooden panelled gate to the side leads into the conservatory and into the rear garden.

To The Rear

To the rear you will find a generous sized garden which is mainly laid to lawn having well established shrubs, bushes and flowers surrounding with fence panelling to all boundaries offering the property a great deal of privacy as well as the added benefit of not being overlooked. A slabbed pathway leads around the conservatory gaining you access inside, to the front driveway through wooden panelled gate and around to a patio area providing a great space for outdoor seating. Pebbled area to the side of the garage leads around to the wooden decked area, artificial grass area and further patio currently housing a two glass green houses. This area provides the ideal space for relaxation or outdoor dining and furniture.

Garage

4.8m x 3m (15'9" x 9'10")

Up and over door, light and power and two single glazed windows to the side elevation.

Council Tax Band D

Directions

From the Agents Office in Mold continue down towards the roundabout and take the third exit onto Chester Road, continue to the next roundabout and take the first exit onto A494, go









Level Road, Hawarden

straight to the next roundabout and take the third exit onto the continuation of the A494. Follow this road for 1.5 miles and then merge onto the A55 and continue onto the A494 towards Queensferry and Manchester, in 0.4 miles take the exit towards B5127 and Buckley, at the roundabout take the fifth exit onto B5125 towards Hawarden and Chester and in 110 yard take the first exit onto the The Highway. Continue for 0.3 miles turn right onto Wood Lane and then left in another 0.3 miles onto Level Road, continue up the road and the bungalow can be found on the left hand side near the top of the road and can be made by way of our For Sale Board.

Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. 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

Loans

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

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 Lisa Roberts to visit your property to give you an up to date market valuation FREE of charge with no obligation.

Opening Hours

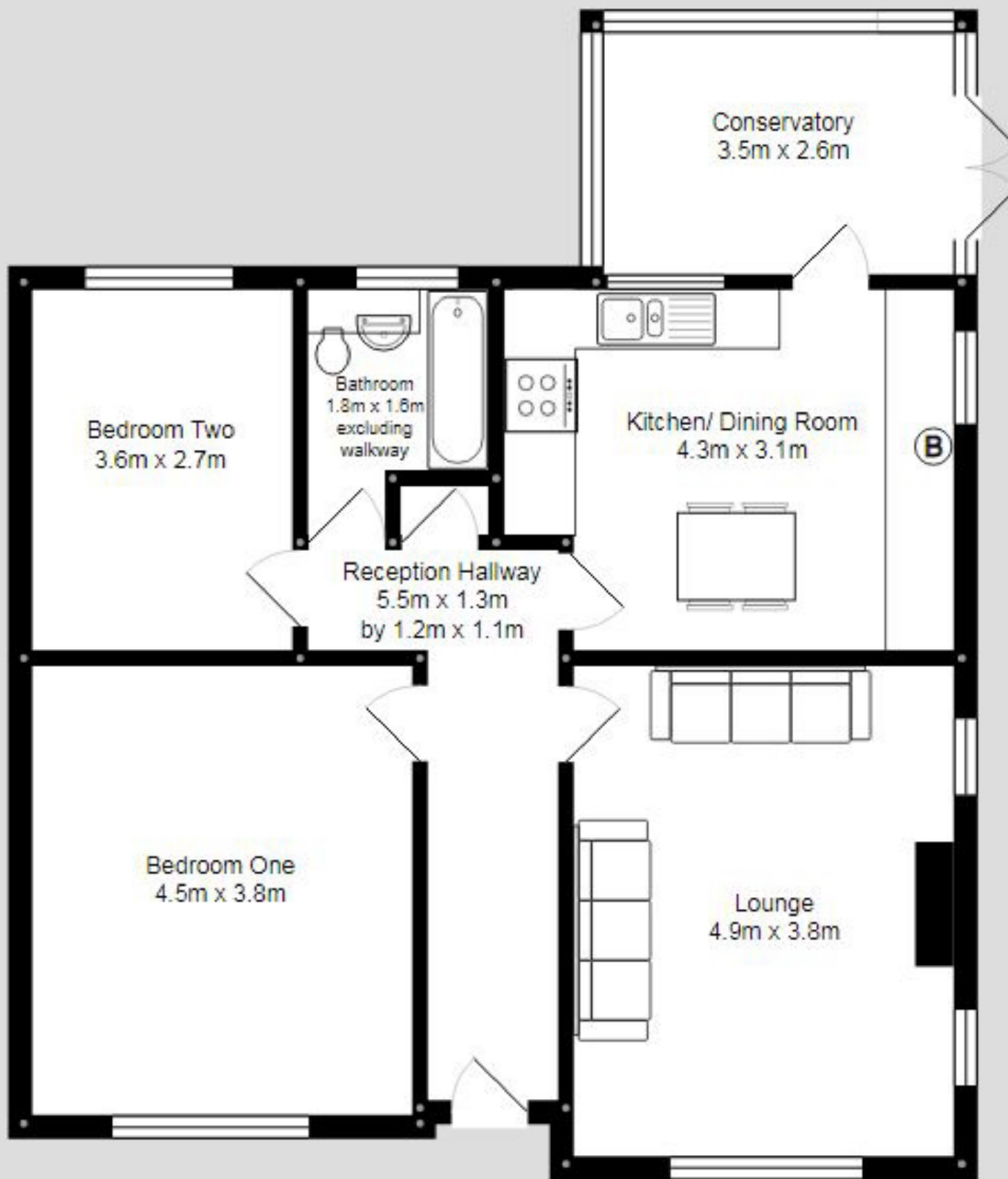
Monday - Friday 9.15am - 5.30pm

Saturday 9.15am - 4.00pm

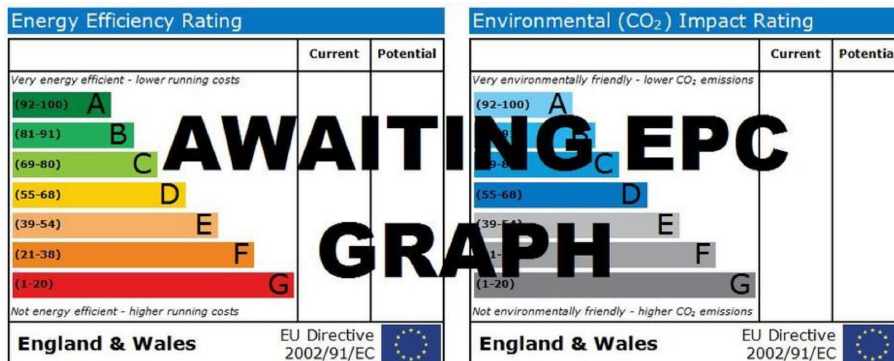
PLEASE NOTE: WE OFFER APPOINTMENTS 7 DAYS A WEEK

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Not Drawn To Scale
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