

Elm Avenue, Connah's Quay, DEESIDE, Flintshire, CH5 4EP
£215,000 MS10945



DESCRIPTION: If you are looking for a family home convenient for local schools this could be the one for you. This three bedroom detached house has been maintained and improved by the present owner including:- installation of Worcester gas boiler 2017, Snowdonia windows fitted 2021 and K render 2022. This is an ideal property to add your own style to and briefly comprises:- welcoming spacious entrance hall, bright and airy lounge through diner, fitted kitchen, 3 bedrooms and bathroom. Historically the property had planning permission to create a fourth bedroom and build a garage to the rear. Outside the property enjoys a corner position and has established gardens to the front, side and rear. Paved drive and garage. Viewing recommended.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS: Turn left out of the Shotton office and proceed to Connah's Quay. At the traffic lights turn left into Wepre Drive and continue passing the park on the left to the "T" junction with Mold Road and turn left and then right into Merllyn Avenue. Turn second right into Wirral view which continues into Elm Avenue and the property will be seen on the left hand side.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated in a popular residential location being convenient for the New Quay Shopping Precinct, primary and secondary schools.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Radiator, double glazed window, Double glazed front door and side panel. Under stairs storage cupboard.



LOUNGE: 13' 4" x 11' 4" (4.06m x 3.45m) Radiator and two double glazed window. Fire surround and mantle with inset electric fire.



DINING AREA 8' 8" x 7' 9" (2.64m x 2.36m) Radiator, Double glazed patio doors to the rear.



KITCHEN: 9' 8" x 8' 8" (2.95m x 2.64m) Radiator and double glazed window. One and a half stainless steel sink unit with storage below and matching wall and base units with work surface over. Tilled splash back area's. Door to:-.



CONSERVATORY: 8' 8" x 6' 4" (2.64m x 1.93m) Double glazed windows and doors to the gardens. Plumbing for an automatic washing machine. Tiled floor.



STAIRS AND LANDING: Double glazed window and loft access.

BEDROOM 1: 13' x 9' 6" (3.96m x 2.9m) Radiator and two double glazed windows. Fitted wardrobes to one wall.



BEDROOM 2: 9' 6" x 8' 9" (2.9m x 2.67m) Radiator and double glazed window. Fitted wardrobes. Airing cupboard housing the gas boiler and a radiator.



BEDROOM 3: 7' 9" x 6' 9" (2.36m x 2.06m) Radiator and double glazed window. Fitted wardrobe.



SHOWER ROOM: Radiator, double glazed window, w.c., wash hand basin and corner shower cubicle with Marbrex style panelling. Partly tiled walls..



OUTSIDE: A paved driveway to the front leading to the garage with up and over door and rear personal door. Established gardens with plants and shrubs with artificial lawn to the front and side with and shaped lawn gardens to the rear. Paved patio being ideal for alfresco dining.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey