

Wood Lane, Hawarden, DEESIDE, CH5 3JG  
£275,000 MS10453



**DESCRIPTION:** A spacious bright and airy detached bungalow is a sought after village which stands in a good size garden with parking for several cars and a larger than average garage. The accommodation briefly comprises:- entrance porch, entrance hall, lounge, modern fitted kitchen, dining room, conservatory two double bedrooms and bathroom with white suite. Gas heating. Neatly tended gardens to the front and rear. Viewing highly recommended.

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**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

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**DIRECTIONS:** Turn right out of the Shotton Office and proceed to Queensferry and at the traffic light intersection continue to the roundabout. Take the third exit for Hawarden and continue to the village and at the "T" junction turn right onto The Highway and continue until turning left into Wood Lane by the Hairdressers and continue until passing the service station on the right and the property will be seen on the left hand side.



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**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 the much sought after village of Hawarden which is renowned for its excellent High School, professional services including dentists, vets and chiropody together with boutique style shops and restaurants. A very desirable location. With good commuter links for Chester, Liverpool, Manchester and North Wales via A494/M56 and A55. There is a train station in Hawarden only 1.4 miles away providing links to Chester, Liverpool or Wrexham. Also, a bus stop to Mold or Chester is available close by.

**HEATING:** Gas heating with radiators.

**ENTRANCE PORCH** Double glazed French doors. Single glazed door to:-

**ENTRANCE HALL:** Radiator and tiled floor.



**LOUNGE:** 11' 6" x 11' 2" (3.51m x 3.4m) Radiator and double glazed window.



**DINING ROOM: 11' 8" x 11' 3" (3.56m x 3.43m)** Radiator and two double glazed windows. Tiled floor opening to:-



**KITCHEN: 20' 4" x 6' 1" (6.2m x 1.85m)** Single sink unit with a comprehensive range of modern wall and base units with work surface over and tiling to the splash back areas. Built in Electric oven and gas hob with extractor over. Cupboard housing the gas boiler. Tiled floor. Rear exit and French doors to:-



**CONSERVATORY: 8' 6" x 5' 6" (2.59m x 1.68m) Tiled floor. Double glazed windows and doors to the gardens.**



**BEDROOM 1: 11' 2" x 10' 7" (3.4m x 3.23m) Radiator and double glazed window.**



**BEDROOM 2 10' 8" x 10' (3.25m x 3.05m) Radiator and double glazed window.**



**BATHROOM:** Radiator, double glazed window, w.c., wash hand basin and panelled bath. Complimentary modern tiling. Large laundry/storage cupboard.



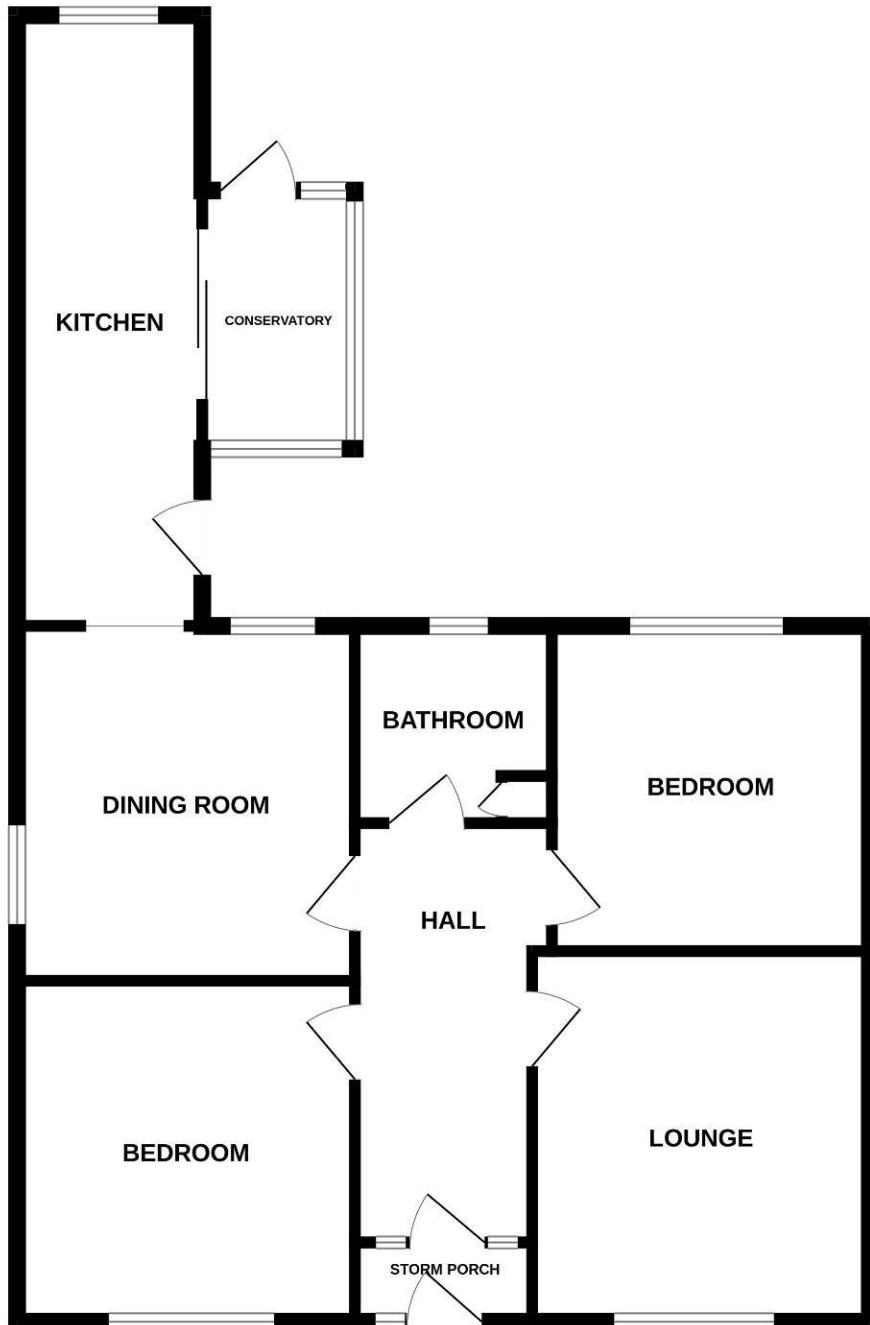
**OUTSIDE** The front gardens are neatly laid to lawn with established shrub/plants with additional parking space and a drive leading along the side providing parking for several cars leading through a gate to the garage/workshop 19' 9" x 9' 6" with an up and over door, light and power connected. The garage also has a UPVC rear personal door. The rear gardens are established with lawns and plants. Outside water supply providing hot and cold water. Summerhouse and garden shed.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 827 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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.