

Appleby Drive, Hawarden, Deeside, Flintshire, CH5 3HN
£280,000 MS11016



DESCRIPTION: Situated in a much sought after and favoured location is this generous size 2/3 bedroom detached bungalow which has generous size living accommodation to briefly comprise entrance porch, entrance hall, lounge, fitted kitchen with integrated appliances, 2/3bedrooms, large conservatory and combined bathroom and wc. The accommodation is complimented by gas heating and UPVC double glazing and externally there are pleasant gardens, a drive providing off road parking, carport and a single garage. As selling agents we would recommend an inspection of the property to fully appreciate the accommodation on offer and the convenient location. **FREEHOLD. COUNCIL TAX BAND D.**

GEORGE A MURRAY 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 9.00am – 2.00pm Saturday

DIRECTIONS: From the agents Shotton office turn right and proceed on into Queensferry passing through the traffic lights and at the roundabout take the 3rd exit onto Gladstone Way, proceed up Gladstone Way until Fieldside will be noted on the right, turn right and then 1st right into Braeside Ave and first right into Appleby Drive and No6 will be noted on the right via the Molyneux for sale sign



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 and sought after location being a short walk from the village centre with a range of local amenities with good access to public transport and there good road links to Chester City Centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE PORCH: Tiled floor. UPVC front entrance door.

ENTRANCE HALL: Panelled radiator. Built in storage cupboard. Built in cloaks cupboard housing wall mounted gas heating boiler.

LOUNGE: 16' x 11' 6" (4.88m x 3.51m) Panelled radiator. Fitted feature fireplace. 2 wall light points.



KITCHEN: 10' 3" x 8' (3.12m x 2.44m) Panelled radiator. The kitchen is fitted with a comprehensive range of wall and base units with worktop surfaces and inset stainless steel sink unit and integrated appliances to include hob, extractor hood, double oven, fridge and dishwasher. Inset ceiling lighting. Door leading to side of property.



BEDROOM 1: 12' 7" x 8' 6" (3.84m x 2.59m) Panelled radiator. Fitted range of 6 door wardrobe facilities with inset mirrored panels. Coved ceiling. Window to rear elevation.



BEDROOM 2: 9' x 8' (2.74m x 2.44m) Panelled radiator. Fitted range of 4 door wardrobe facilities. Window to side elevation.



BEDROOM 3/DINING ROOM: 12' x 8' (3.66m x 2.44m) Panelled radiator. Door leading to conservatory.



CONSERVATORY: 22' x 9' 2" (6.71 m x 2.79m) 2 Panelled radiators. Tiled floor. Door leading to garage. French door leading to rear garden.



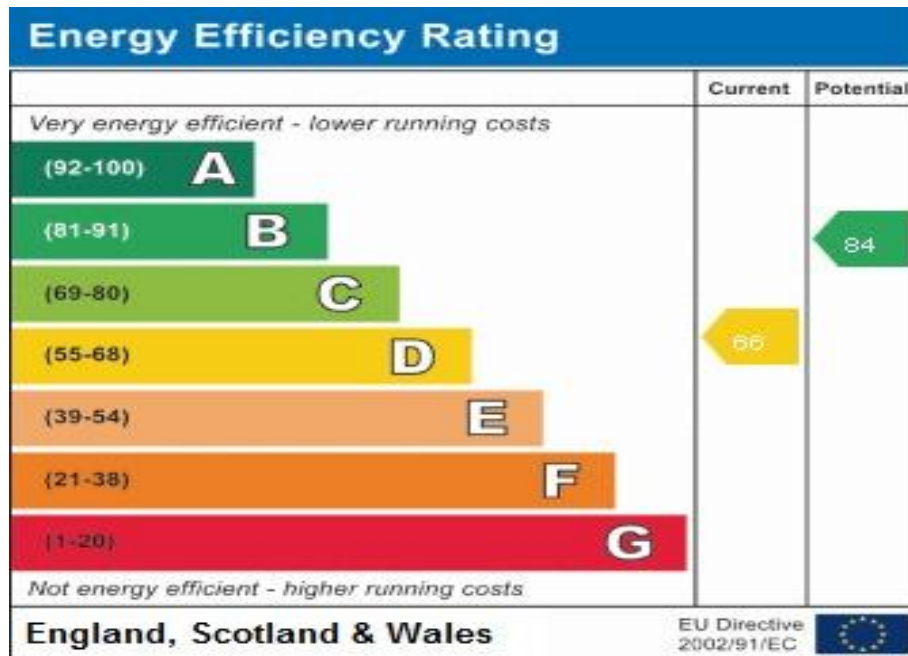


BATHROOM: Chrome style towel rail. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with shower above.



OUTSIDE: To the front of the property there is a brick paved forecourt and drive leading to the side providing ample off road parking and leading to the carport and garage with up and over door and power and lighting laid on. There are shrub borders to the front boundary and a path and gated access to the left hand side of the property giving access to the rear. To the rear there are pleasant established gardens which offer a private aspect and comprise a patio area leading onto lawned gardens with borders which are well stocked with a range of flowers and shrubs. Outside garden store. Outside utility room (7'0 X 6'8) with power and lighting, worktop surfaces and plumbing and space washing machine. Outside lighting.





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