

Hawthorne Avenue, Connah's Quay, DEESIDE, Flintshire, CH5 4TF
£175,000 MS11043



DESCRIPTION: If you are looking for a property in a **POPULAR RESIDENTIAL AREA** with a **GARAGE AND GARDEN** which you can add your own flair and imagination to this could be the one for you. The property briefly comprises:- bright and airy entrance hall, lounge, dining room, kitchen and conservatory. On the first floor are three bedrooms and a bathroom. Gas heating with boiler. Double glazing. Paved driveway and gardens.

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 and at the traffic lights turn left into Wepre Drive. Continue passing Wepre Park on the left and at the "T" junction with Mold Road turn left and take the next right into Merllyn Avenue, take the second right into Wirral View until turning right into Hawthorn Avenue where the property will be seen on the left hand side.

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



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

HEATING: Gas heating with radiators.

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



LOUNGE: 13' 9" x 11' 7" (4.19m x 3.53m) Radiator and double glazed window. Laminate floor.



DINING ROOM: 8' 8" x 8' (2.64m x 2.44m) Radiator and double glazed French doors to the conservatory.



CONSERVATORY: 10' 7" x 10' 1" (3.23m x 3.07m) Laminate floor, double glazed windows and doors to the garden.



KITCHEN: 10' x 8' 9" (3.05m x 2.67m) Double glazed window. single stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and gas hob. Tiling to the splash back area's and laminate floor. Double glazed rear exit.



STAIRS AND LANDING: Radiator and loft access.

BEDROOM 1: 11' 4" x 11' 4" (3.45m x 3.45m) Radiator and double glazed window.



BEDROOM 2: 11' 4" x 9' 9" (3.45m x 2.97m) Radiator and double glazed window. Built in storage and cupboard housing the gas boiler.



BEDROOM 3: 8' 3" x 6' 7" (2.51m x 2.01m) Radiator and double glazed window.



BATHROOM: Radiator, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary tiling.



OUTSIDE: A paved drive to the front allows for parking and leads to the garage with up and over door with light and power connected with rear personal door. Established hedge to the front. To the rear is a lawn garden and patio area.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & 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 or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey