

Blackbrook Avenue, Hawarden, Deeside, Flintshire, CH5 3HJ  
£280,000 MS11053



**DESCRIPTION:** A beautiful bay fronted period property in a sought after location. This semi detached house needs some updating and offers an excellent opportunity to those to enjoy adding their own flair and imagination. The accommodation comprises:- welcoming entrance hall, lounge through dining room fitted kitchen and utility space with w.c and walk in storage. On the first floor are 3 generous bedrooms and a modern wet room. Gas heating and double glazed windows. Driveway and garage. Neatly tended gardens to the front and rear providing space for al fresco dining and entertaining.

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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, continue through the traffic light intersection to the roundabout and take the third exit for Hawarden. Proceed passing Daleside Garden Centre until turning right into Blackbrook and left into a continuation of Blackbrook Avenue where the property will be seen on the right hand side.



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

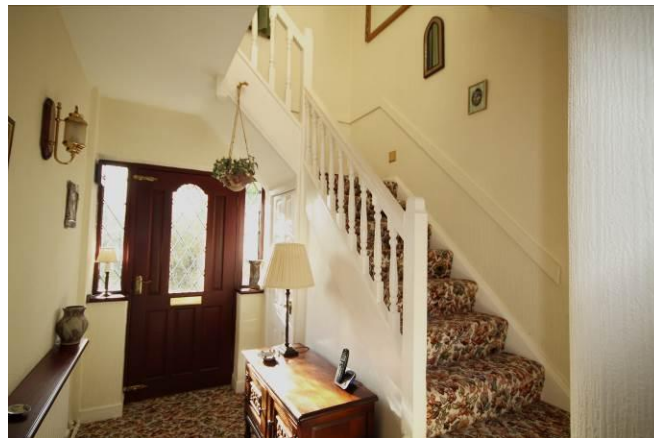
Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088  
Holywell Office: 01352 712271



**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.

**HEATING:** Gas heating with radiators.

**ENTRANCE HALL:** Radiator and double glazed window. Timber front door with double glazed side panels. Under stairs storage cupboard.



**LOUNGE:** 12' 4" (max) x 12' 2" (max) (3.76m x 3.71m) Radiator and double glazed window. Coal effect living flame gas fire with timber surround and mantle.



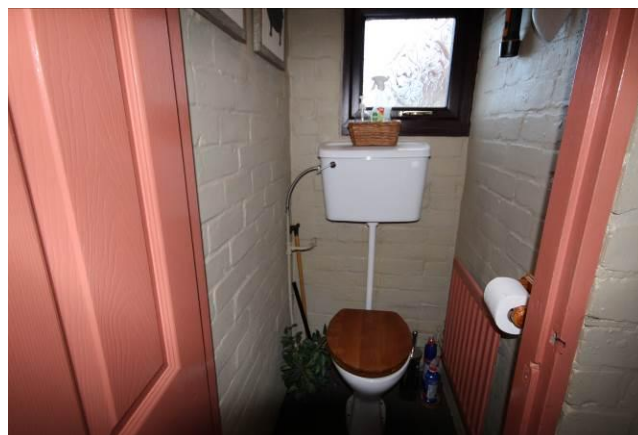
**DINING ROOM:** 12' 9" x 10' 9" (3.89m x 3.28m) Radiator and double glazed patio doors to the rear.



**KITCHEN/BREAKFAST ROOM:** 9' 7" (plus recess 4' 7" x 4' 1") x 8' 9" (2.92m x 2.67m) Radiator and two double glazed windows. Plumbing for an automatic washing machine and dish washer, one and a half sink unit with storage below and matching wall and base units with work surface over.



**UTILITY SPACE:** 8' 9" x 7' 3" (2.67m x 2.21m) Space for a fridge and freezer. Door to the w.c with double glazed window and radiator and walk in storage housing the gas boiler.



**STAIRS AND LANDING:** Radiator and double glazed window. Airing cupboard and loft access.

**BEDROOM 1:** 13' 1"(max) x 11' (max)(3.99m x 3.35m) Radiator and double glazed window. Built in storage cupboard.



**BEDROOM 2:** 13' 2" x 10' 9" (4.01m x 3.28m) Radiator and double glazed window.



**BEDROOM 3:** 9' 0" x 10' 0" (2.74m x 3.05m) Radiator and double glazed window.

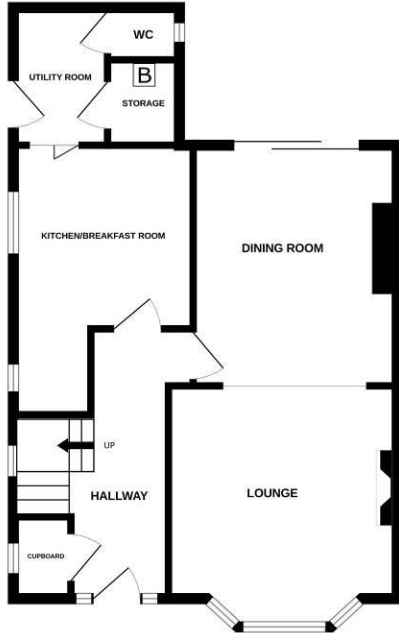
**WET ROOM:** Radiator, double glazed window, w.c., wash hand basin and floor shower with screen. Complimentary modern tiling.



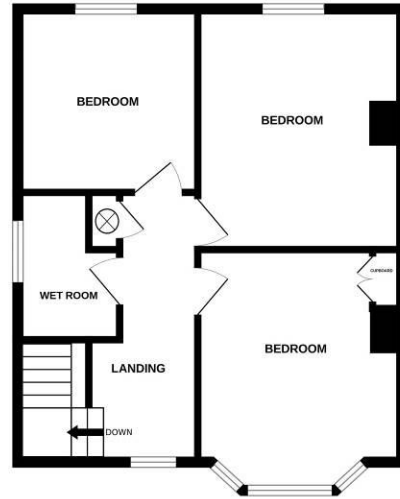
**OUTSIDE:** Double gates open to the paved drive leading to the brick built garage with up and over door. The front garden is laid to lawn with established hedging and flower bed. To the rear is a paved patio and lawn garden with colourful shrubs.



GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



1ST FLOOR  
499 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1062 sq.ft. (98.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**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.