

Hawarden Drive, Drury, Flintshire, CH7 3ED
£225,000 **NO CHAIN** MM11069



DESCRIPTION: Situated in a popular and favoured location is this generous size, 4 bedroom semi detached, dormer bungalow which requires some updating and has accommodation to comprise entrance hall, lounge, fitted kitchen, dining area, two ground floor bedrooms and shower room, inner hall and to the first floor there are 2 further bedrooms. The accommodation is complimented by oil heating and UPVC double glazing and externally there are gardens to the front and rear, off road parking and a single garage. **VIEWING RECOMMENDED. FREEHOLD. COUNCIL TAX BAND D.**

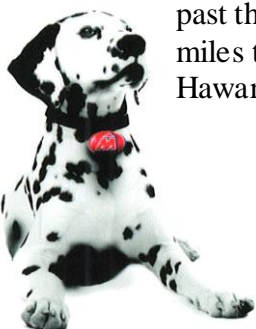
ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

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: From the agents Mold office turn right and proceed down to the mini roundabout turning right onto Chester Road, proceed to the main roundabout taking the 3rd exit for Buckley. Proceed up the Pren Hill and through Mynydd Isa and on into Buckley, at the main set of traffic lights turn left onto Liverpool Road, proceed along Liverpool Road, past the School and at the traffic lights turn right into Church Road, proceed for about 0.5 miles turning left onto Drury Lane and proceed turning right into Newton Drive and left into Hawarden Drive and the property 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 with easy access to the town centres of Buckley and Mold and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Oil Fired radiator heating installed.

ENTRANCE HALL: Panelled radiator. Built in cupboard. UPVC front entrance door.

LOUNGE: 13' 2" x 12' 10" (4.01m x 3.91m) Panelled radiator. 2 Wall light points. Tv point. Coved ceiling.



KITCHEN/DINER:

KITCHEN: 16' 2" x 9' 2" (4.93m x 2.79m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces with inset stainless steel sink unit and splash back tiling and integrated appliances to include hob, extractor hood, double oven and fridge. Space and plumbing for washing machine. UPVC rear entrance door.



DINING AREA: 10' 3" x 8' 4" (3.12m x 2.54m) Panelled radiator. Built in airing cupboard. Freestanding oil heating boiler.



BEDROOM 1: 12' x 10' 3" (3.66m x 3.12m) Panelled radiator. Window to front elevation.



BEDROOM 2: 10' 4" x 9' 3" (3.15m x 2.82m) Panelled radiator. Window to rear elevation.



SHOWER ROOM: Heated towel rail. Fitted 3 piece white suite comprising wc, wash hand basin and shower enclosure with fitted shower.



INNER HALL: Panelled radiator. Under stairs storage Stairs rising to first floor.

STAIRS AND LANDING: Built in cupboard. Doors leading off to bedrooms and bathroom.

BEDROOM 3: 9' 8" x 9' (2.95m x 2.74m) Panelled radiator. Window to front and rear elevation.



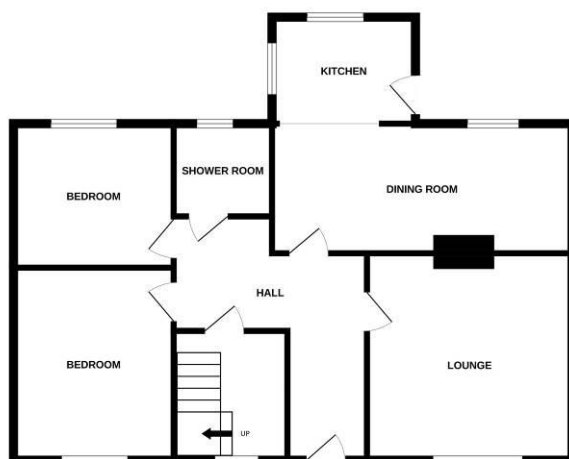
BEDROOM 4: 9' 8" x 9' (2.95m x 2.74m) Panelled radiator. Windows to front and rear elevation.



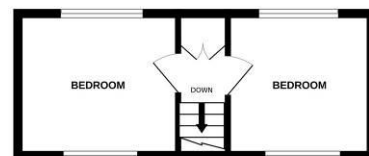
OUTSIDE To the front of the property there is a brick paver drive providing ample off road parking and a single garage with electric up and over door with power and lighting laid on. To the rear there are paved patio areas leading onto well stocked gardens with various flowers and shrubs. Outside lighting. Outside tap.



GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.

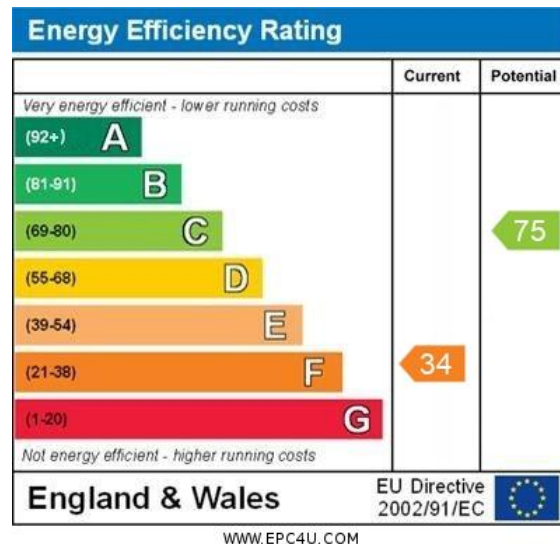


1ST FLOOR
208 sq.ft. (19.3 sq.m.) approx.



TOTAL FLOOR AREA: 1043 sq.ft. (96.9 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 or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.