

Mansfield Avenue, Hawarden, Deeside, CH5 3SB  
£245,000 MS11058



**DIRECTIONS:** Turn right out of the Shotton Office and proceed to Queensferry, proceed through the traffic light intersection to the roundabout taking the third exit for Hawarden and continue to the village. At the junction with The Highway turn right and continue passing the school until turning left into Wood Lane. Turn left into Level Road then first left into Marlborough Avenue and first left again into Mansfield Road where the property will be seen on the left hand side.

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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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**DESCRIPTION:** A beautifully presented two bedroom detached dormer property which is spacious and offers versatile accommodation over two floors. The property stands in established gardens and briefly comprises:- entrance hall, modern bathroom, spacious lounge, modern fitted kitchen, dining room and conservatory. On the first floor are two bedrooms and a modern shower room. Gas central heating. Double glazing except one window. Coloured stone driveway leading to the garage. Canopied outside space with tiled floor, paved patio area ideal for al fresco dining. Large fish pond. Viewing recommended.



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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:** Composite front door, radiator and laminate floor.

**BATHROOM:** Heated towel rail, two double glazed windows, w.c., wash hand basin and panelled bath with shower attachment over. Complimentary modern tiling. Laminate floor.



**LOUNGE:** 15' 8" x 12' 1" (4.78m x 3.68m) Radiator, two double glazed windows, fire surround with inset electric fire and laminate floor.



**DINING ROOM:** 11' 6" x 10' 3" (3.51m x 3.12m) Radiator and double glazed window. Laminate floor.



**KITCHEN:** 13' 6" x 9' 2" (4.11m x 2.79m) Single glazed window. Plumbing for an automatic washing machine, one and a half stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and gas hob. Cupboard housing the gas boiler. Built in storage cupboards. tiled floor. Door to the conservatory.



**CONSERVATORY:** 9' 2" x 8' 9" (2.79m x 2.67m) Radiator and double glazed windows and doors to a canopied area with tiled floor..



**STAIRS AND LANDING:** Built in storage cupboard.

**BEDROOM 1:** 12' 2" x 11' 3" (3.71m x 3.43m) Radiator and double glazed window. Fitted wardrobes and storage with mirror sliding doors. Loft access.



**BEDROOM 2:** 10' 3" x 6' 5" (3.12m x 1.96m) Radiator and double glazed window. Fitted storage with mirror sliding doors.



**SHOWER ROOM:** Heated towel rail, double glazed window, w.c., wash hand basin and shower cubicle. Complimentary tiling. Laminate floor.



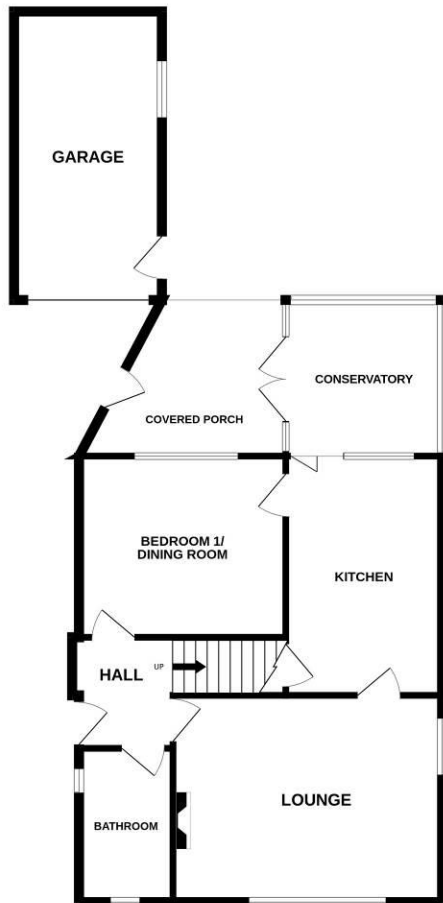


OUTSIDE: Lawn front garden with established shrubs and coloured stone driveway for parking leading to the garage with up and over door, double glazed window and UPVC side personal door. The gardens to the rear are well stocked with a variety of plants and shrubs. Lovely alfresco dining area's and a large fish pond with lawn garden further to the rear.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
874 sq.ft. (81.2 sq.m.) approx.



1ST FLOOR  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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.

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