

Sealand Avenue, Garden City, Deeside, Flintshire, CH5 2HL
£175,000 MS11163



DESCRIPTION: If you are looking for versatile spacious accommodation with some quirky features this could be the one for you. Convenient for families with a primary school within walking distance. The property comprises:- bright and airy entrance hall, Former garage which has been converted which has been used as a recreation room and bedroom, comprehensively fitted kitchen, generous lounge, and conservatory. On the first floor are two double bedrooms and a modern bathroom. Gas heating and double glazing. Coloured stone drive for parking and front and rear gardens. Viewing recommended.

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 right out of the Shotton Office and proceed to Queensferry bearing left into the town and continue over the blue bridge into Garden City. After passing the school turn second left into Sealand Avenue and the property will be seen on the right hand side.



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 conveniently for the A55 expressway allowing access to Chester, Liverpool and the North Wales Coast.

HEATING: Gas heating with radiators. Boiler 3 years old, serviced annually.

ENTRANCE HALL: Radiator, Tiled flooring and sky light window.

RECREATION ROOM/BED 3 16' 7" x 7' 2" (5.05m x 2.18m) Radiator and double glazed window. Laminate floor. This was previously the garage. Multifuel fire/log burner.



KITCHEN: 13' 6" (max to staircase) x 9' 3" (4.11m x 2.82m) Radiator and double glazed window. Plumbing for an automatic washing machine, one and a half sink unit with storage below and a comprehensive range of modern wall and base units with work surface over. Under stair storage. Tiled floor..



LOUNGE: 16' 9"(plus bay window) x 10' 9" (5.11m x 3.28m) Radiator and double glazed window. Log burner in inglenook, Laminate floor and French doors to:-



CONSERVATORY: 9' 4" x 7' 9" (2.84m x 2.36m) Radiator and double glazed windows. Ceiling installed making it usable space all year around. Laminate floor. French doors to the garden.



STAIRS AND LANDING: Double glazed window.

BEDROOM 1: 13' 5" x 9' 4" (4.09m x 2.84m) Radiator and double glazed window. Cupboard housing the gas boiler.



BEDROOM 2: 9' 3" x 8' 9" (2.82m x 2.67m) Radiator and double glazed window. Fitted wardrobes to one wall with mirror sliding doors.



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



OUTSIDE: Coloured stone drive to the front with lawn garden. To the rear is a large decked area for alfresco dining and an enclosed lawn garden, Wooden planter box's. Two storage sheds. Outside water taps. Log store.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	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 or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey