

23 Highland Avenue

MS11185



**ASTON
PARK**

£200,000

23 Highland Avenue, Aston, Deeside, Flintshire, CH5 1XF
£200,000 MS11185



DESCRIPTION: A detached bungalow in a popular location which is in need of updating and improvement and briefly comprises:- entrance porch, entrance hall, lounge through dining room, inner hall with spiral stairs to a large loft space, 2 bedrooms, shower room, kitchen and conservatory. Gas heating and double glazing. Driveway and garage. Established gardens.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through ShottonOffice

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 under the railway bridge to the traffic lights. Turn right into Shotton Lane and continue until the lane narrows and turn left into the one way system. Turn right into Courtland Drive and first right and first left into Highland Avenue where the property will be seen on the left hand side.

LOCATION: Situated in a popular residential area amongst similar properties.

HEATING: Gas fired central heating,

ENTRANCE PORCH Double glazed front door and windows.

ENTRANCE HALL: Double glazed front door and side panel. Walk in cupboard housing the gas boiler. Loft access.

LOUNGE AREA 15' 9" x 12' 1" (4.8m x 3.68m) Two double glazed windows. Gas fire on tiled hearth.



DINING AREA 8' 75" x 7' 8" (4.34m x 2.34m) Radiator and double glazed window.



INNER HALL Radiator and spiral stairs to the loft.

BEDROOM 1: 11' 8" x 11' (3.56m x 3.35m) Radiator and double glazed window. Fitted wardrobes.



BEDROOM 2: 11' 9" x 9' (3.58m x 2.74m) Radiator and double glazed window. Fitted storage and laminate floor.



LOFT SPACE 24' x 9' 2" (7.32m x 2.79m) One double glazed window and one Velux window. Limited head room.



SHOWER ROOM: Radiator, double glazed window, w.c., wash hand basin and large shower tray with screen. Complimentary modern tiling.



KITCHEN: 10' 8" x 8' 9" (3.25m x 2.67m) Double glazed window. Plumbing for an automatic washing machine, Gas point, single sink unit with storage below and wall and base units with work surface over.



CONSERVATORY: 16' 6" x 9' 3" (5.03m x 2.82m) Radiator, double glazed window.s and doors. Tiled floor. Electric ceiling fan.

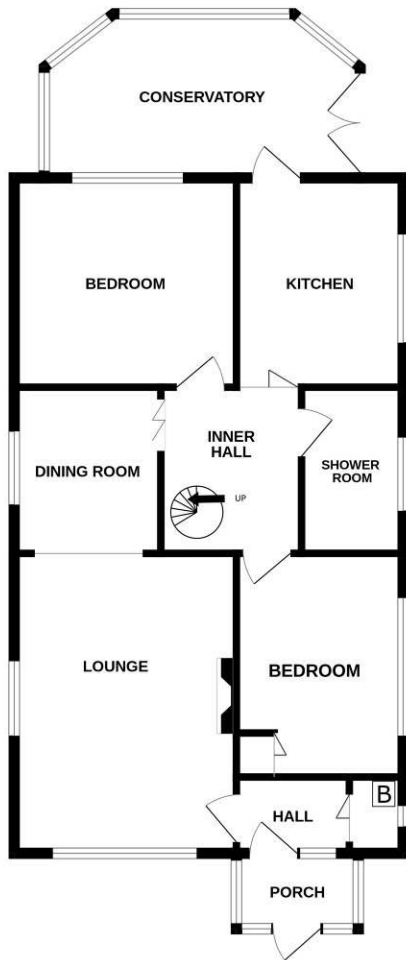


OUTSIDE: Double gates open on to the paved drive allowing ample off road parking, which leads along side of the bungalow to the larger than average garage 17'5" x 12' with up and over door and side personal door. Electric power and lighting. The gardens to the front and rear have lawns and established plants and shrubs. Rear decked patio. Greenhouse and shed.

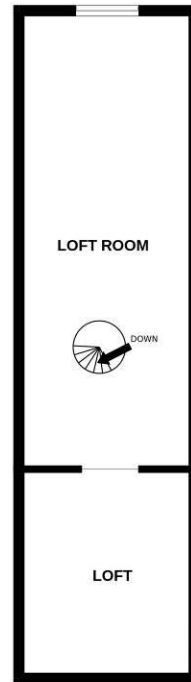


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
880 sq. ft. (81.7 sq.m.) approx.



1ST FLOOR
323 sq. ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.8 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 of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey