

Sebring Avenue, Northop Hall, Deeside, Flintshire, CH7 6NP
£220,000 MS11262



DESCRIPTION: Don't judge a book by its cover. This is typical of this detached extended bungalow which doesn't look glamorous on the outside but inside is a different story. This property is in a sought after location and has had considerable work carried out to include:- new gas central heating, rewired, new kitchen, new shower room, new carpets and decoration. Briefly comprising, entrance porch, entrance hall, extended lounge/diner, extended kitchen/breakfast room, two double bedrooms and shower room. Gas heating and mostly double glazed. Gardens to the front and rear. Driveway and garage. 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 left out of the Shotton office and proceed to Connah's Quay. At the traffic light turn left into Wepre Drive and continue past Wepre Park on the left and turn left into Wepre Lane. Continue until turning left signposted Northop Hall and proceed until turning right at the "T" junction. Turn left into White Oak Drive, Left into Daytona Drive and first left into Sebring Avenue where the property will be seen on the left 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 in this popular village with a primary school, local pub and grocery store. Recreational cricket and hockey club.

HEATING: Gas heating with radiators.

ENTRANCE PORCH

ENTRANCE HALL: Single glazed front door, Radiator, loft access, meter cupboard/storage.

LOUNGE/DINER:

LOUNGE AREA 17' 3" x 10' 3" (5.26m x 3.12m) Radiator.



DINING AREA 10' 3" x 5' 2" (3.12m x 1.57m) Radiator and double glazed patio doors to the rear.



KITCHEN/BREAKFAST ROOM: 13' 2" x 10' 3" (4.01m x 3.12m) Radiator and double glazed window. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and hob. Wall mounted gas boiler. Double glazed exit door..



BEDROOM 1: 10' 3" x 10' 2" (3.12m x 3.1m) Radiator and double glazed window.



BEDROOM 2: 10' 4"(max) x 10' 1" (3.15m x 3.07m) Radiator and double glazed window.



SHOWER ROOM: Heated towel rail, double glazed window, w.c., wash hand basin and shower cubicle with shower over.

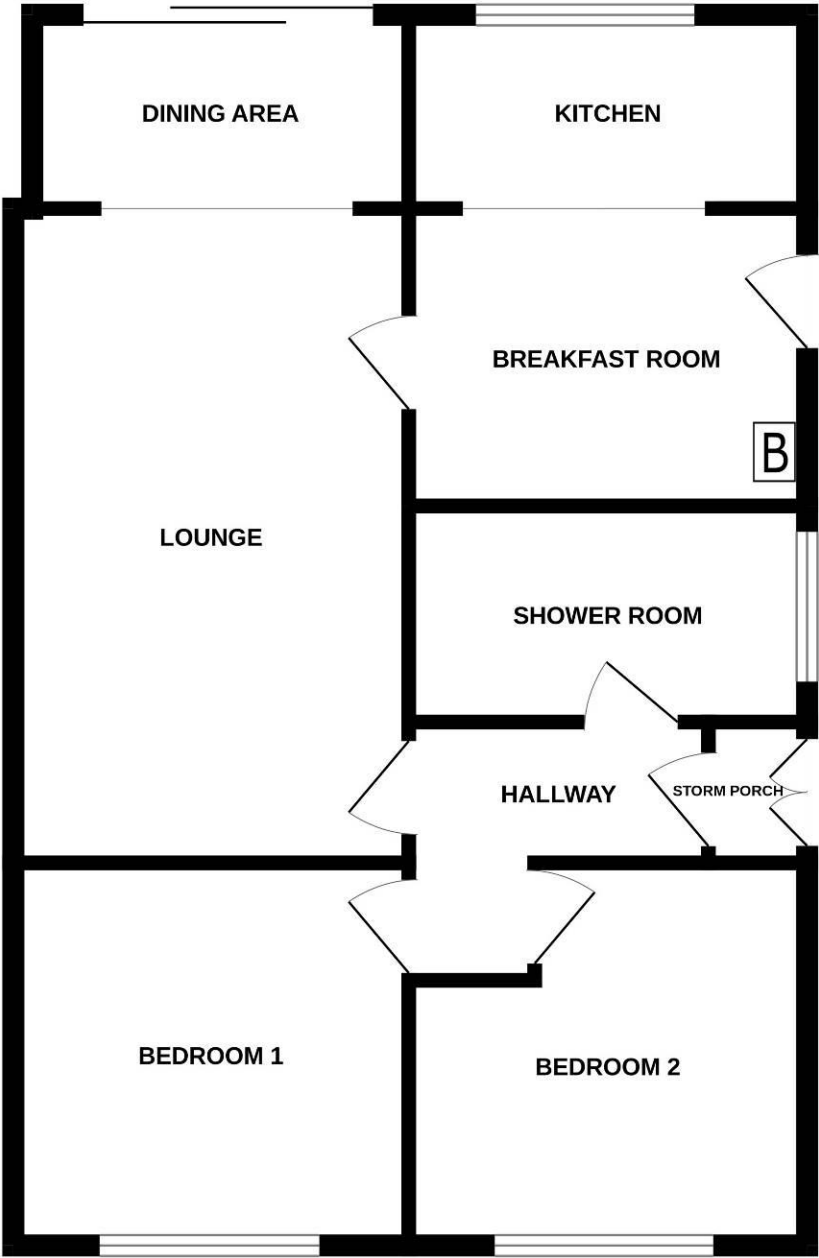


OUTSIDE: Gardens of a good size to the front and rear. Driveway to brick built garage with up and over door.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.7 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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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