



Leopard Moth Road
Sealand


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

£270,000

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

10 Leopard Moth Road

Sealand, Deeside

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- THREE DOUBLE BEDROOM HOUSE
- BUILT 2021 WITH REMAINING NHBC WARRENTY
- LARGE OPEN PLAN KITCHEN/DINER/FAMILY ROOM
- 22FT MAIN BEDROOM WITH WALK IN WARDROBE AND ENSUITE
- OFF ROAD PARKING
- SET IN A QUIET LANE WITHIN A MODERN ESTATE
- EXCELLENT ACCESS TO CHESTER, LIVERPOOL, MANCHESTER AND NORTH WALES
- GENEROUS REAR GARDEN WITH LARGE PERMINANT GAZEBO AREA
- INTEGRATED APPLIANCES



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Entrance Hallway

Accessed via a composite door with wall mounted radiator, door to downstairs washroom, door to lounge and stairs to the first floor

WC

A modern suite comprising a close coupled WC and pedestal wash hand basin, part tiled walls, obscure PVC double glazed window to the front, wall mounted radiator

Lounge

15' 0" x 10' 6" (4.57m x 3.20m)

PVC double glazed window to the front, wall mounted radiator, door to understairs storage cupboard, door to kitchen/family room

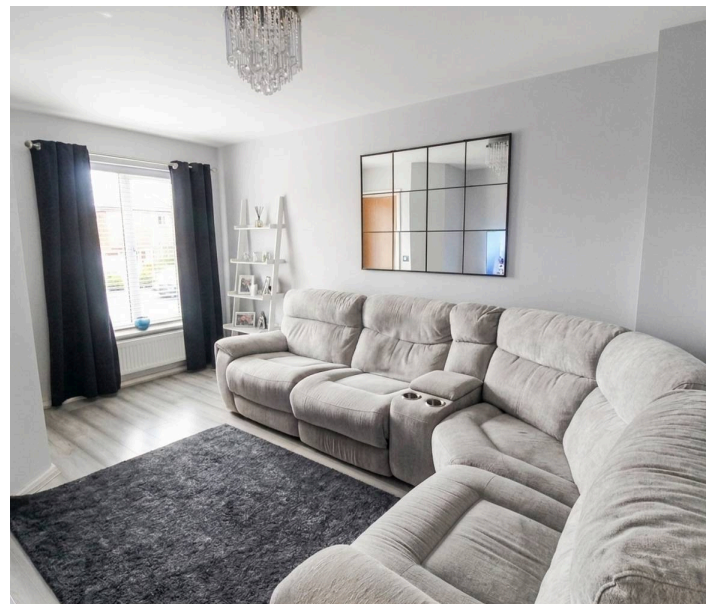
Kitchen/Family Room

14' 7" x 14' 0" (4.45m x 4.27m)

A large open plan space incorporating a fitted kitchen with integrated fridge freezer, integrated dishwasher, plumbing for washing machine, 1.5 bowl sink unit with mixer tap, built in eye level double oven, 5 ring gas hob with extractor hood over, plus a dining area and family room with PVC double glazed french doors opening to the rear garden with floor to ceiling PVC double glazed windows each side and two large velux windows with fitted blinds allowing for vast natural light

First Floor Landing

Doors to bedrooms two and three, door to family bathroom and door to landing with stairs to the second floor, wall mounted radiator



Bedroom Two

14' 0" x 9' 0" (4.27m x 2.74m)

PVC double glazed window to the rear aspect, wall mounted radiator, door opening to storage cupboard

Bedroom Three

9' 0" x 7' 5" (2.74m x 2.26m)

PVC double glazed window to the front, wall mounted radiator

Family Bathroom

A modern 4-piece suite comprising a panelled bath, walk in shower cubical with wall mounted gas fired shower, close coupled WC and vanity wash hand basin with cupboards under, part tiled walls, obscure PVC double glazed window to the side, wall mounted towel radiator

Access to Second Floor

PVC double glazed window to the front, wall mounted radiator, stairs to the second floor

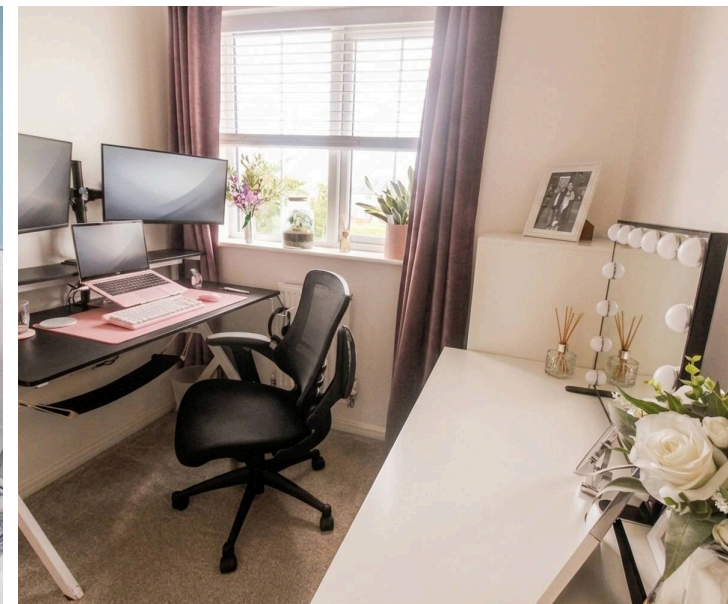
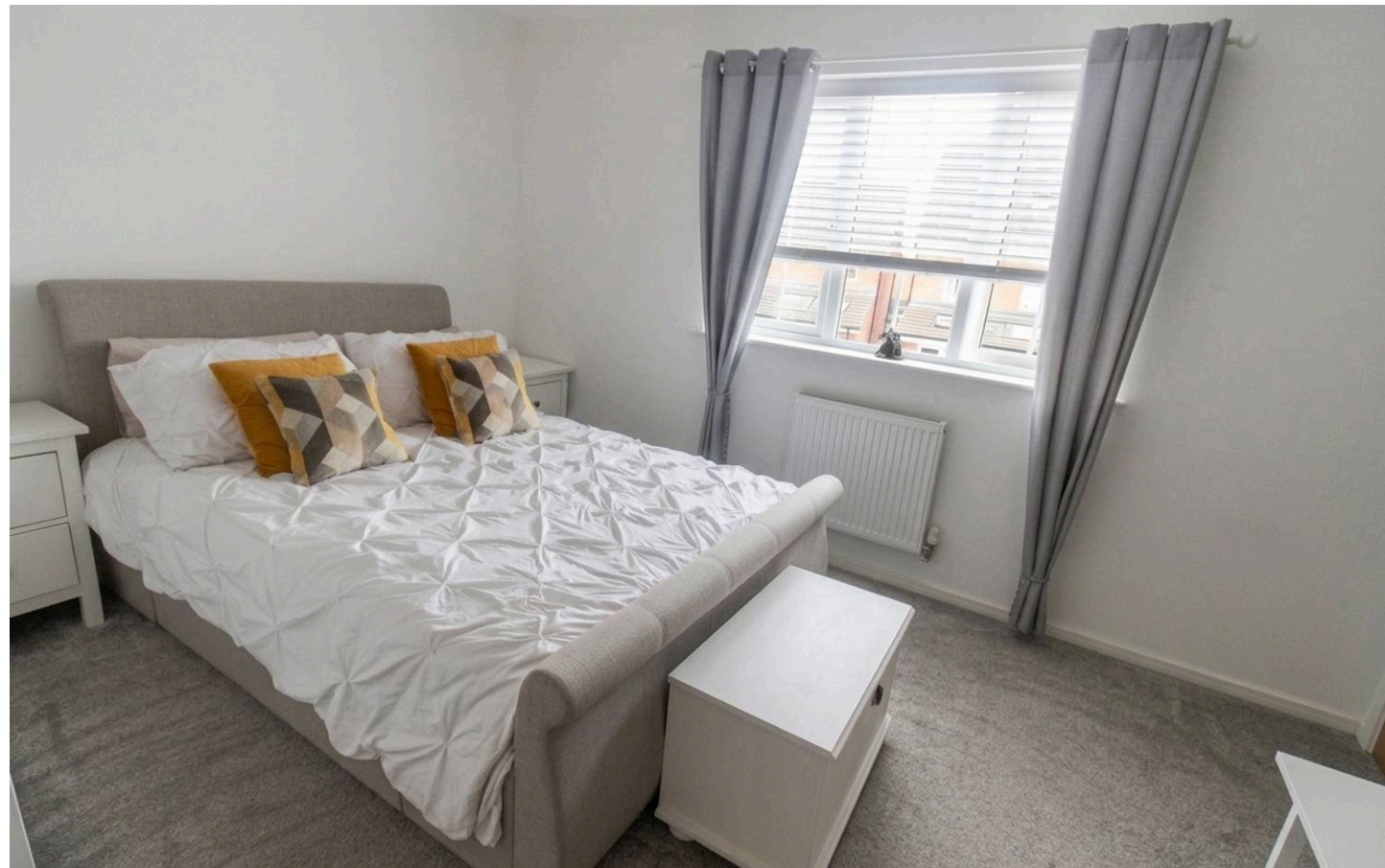
Bedroom One

22' 0" x 14' 0" (6.71m x 4.27m)

A large, bright open room spanning over 22 ft with two velux windows to the front with fitted blinds, two wall mounted radiators, walk in wardrobe/dressing area, door opening to ensuite, access to roof space plus eaves storage

Ensuite

A modern suite comprising a walk in shower cubical with wall mounted gas fired shower, close coupled WC and vanity wash hand basin with cupboards under, wall mounted towel radiator, part tiled walls, velux roof window to the rear





FRONT GARDEN

Set in a quiet cul de sac with mature shrubs to the front, pathway leading to composite door, access to driveway with gated access to the rear garden

REAR GARDEN

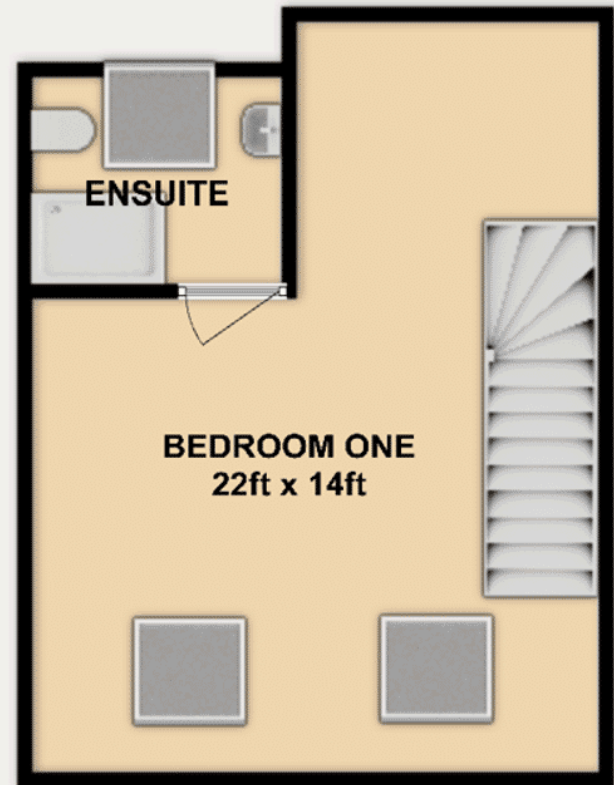
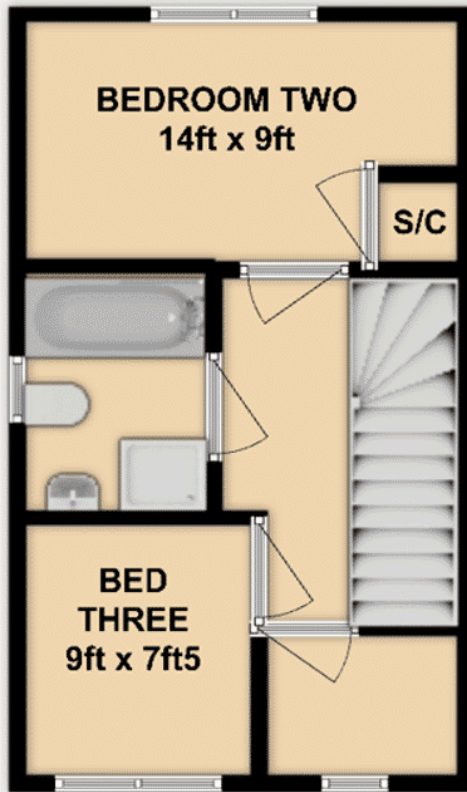
A large open plan garden laid to lawn with patio area, raised decking area with all year round gazebo style arbour, timber fencing surround, access to the front via a timber gate, power points and outside tap

DRIVEWAY

2 Parking Spaces

Hardstanding offering off road parking for upto 2 vehicles







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To arrange a viewing please contact

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