

Uplands Avenue, Connah's Quay, Deeside, CH5 4LG
£197,000 MS11364



DESCRIPTION: An ideal family home with large garden and open aspects to the rear, lots of parking and a garage. This semi detached property located in a popular area with popular primary and secondary schooling briefly comprises:- welcoming entrance hall, bright and airy lounge, comprehensively fitted kitchen/dining room which is great space for entertaining and opening to the conservatory. On the first floor are three bedrooms and a beautifully appointed bathroom. Gas heating and double glazing. Driveway and garage. Gardens to the front and rear providing space for alfresco dining and not being directly overlooked from the rear. 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. On reaching the traffic lights turn left into Wepre Drive and continue until passing the park on the left hand side and take the next left into Wepre Lane. Turn first right and at the "T" junction turn left into Uplands Avenue where 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 in a popular residential location being convenient for the New Quay Shopping Precinct, primary and secondary schools.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Double glazed front door and side panel, vertical radiator and laminate floor.

LOUNGE: 15' x 11'(max) (4.57m x 3.35m) Radiator and double glazed window. Laminate floor.



KITCHEN/DINER: 14' x 13' (4.27m x 3.96m) Radiator and double glazed window. Plumbing for an automatic washing machine, one and a half stainless steel sink unit with storage below and matching wall and base units with work surface over. Central seating area with under counter storage and wine rack. Under stairs storage and laminate floor. Double glazed rear exit. opening to;-



CONSERVATORY: 7' x 7' (2.13m x 2.13m) Double glazed windows and patio doors. Laminate floor. Overlooking the rear garden.



BEDROOM 1: 13' x 8' (3.96m x 2.44m) Radiator and double glazed window. Built in wardrobes and storage.



BEDROOM 2: 10' x 8' (3.05m x 2.44m) Radiator and double glazed window. Laminate floor.



BEDROOM 3: 9' (max to doorway) x 5' 11" (2.74m x 1.8m) Radiator and double glazed window. Laminate floor. Built in cupboard housing the gas boiler.

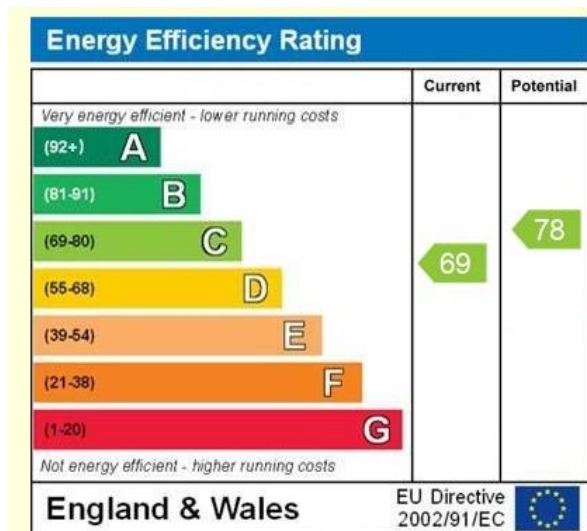


MODERN BATHROOM: Double glazed window, w.c., wash hand basin with vanity storage below, and panelled bath with shower over. Complimentary modern tiling to the floor and walls. Additional vanity storage unit.



OUTSIDE: Lawn garden to the front with drive to the side with wooden gates opening to a continuation of the drive leading to the garage. To the rear is a paved patio with colour stone edging with further seating areas in the tiered garden. Great space for alfresco dining and entertaining and a lovely leafy outlook.





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.