

2 Highland Avenue

MS10409



ASTON

£265,000

2 Highland Avenue, Aston, Deeside, Flintshire, CH5 1XF
£265,000 MS10409



DESCRIPTION: If you are looking for a bungalow in a sought after location this could be the one for you. The property has been improved by the present owner and offers versatile accommodation. The property has been remodelled from a three bedroom bungalow to a two bedroom and now briefly comprises:- entrance hall, lounge with log burner, modern fitted kitchen, two bedrooms, dining room, and conservatory with insulated roof so this provides space which can be used all year around. Shower room. Gas heating and double glazing. Drive and garage, Gardens to the front and rear. Viewing recommended.

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 and turn right into Shotton lane. Continue passing the shops and park until the lane narrows and turn left following the one way sign towards the hospital. Turn right into Courtland Drive and first right and turn left into Highland Avenue where the property will be seen on the right hand side.

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

HEATING: Gas heating with radiators. The boiler is in the loft.

ENTRANCE HALL: Radiator, UPVC front door and walk in storage with double glazed window.

LOUNGE: 16' x 12' (4.88m x 3.66m) Radiator and two double glazed windows. Log burner with wooden mantle.



KITCHEN: 11' x 8' (3.35m x 2.44m) Radiator and two double glazed windows. Plumbing for an automatic washing machine and dishwasher, One and a half sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and hob. Built in microwave. Complementary tiling.



INNER HALL Radiator, and loft access.



BEDROOM 1: 12' x 10' 10" (3.66m x 3.3m) Radiator and double glazed window.



BEDROOM 2: 8' x 8' (2.44m x 2.44m) Radiator and double glazed window. Presently used as a dressing room.



SHOWER ROOM: Heated towel rail, double glazed window, w.c., wash hand basin and walk in shower. Complimentary tiling.



SITTING ROOM 10' 10" x 8' 11" (3.3m x 2.72m) Radiator, laminate floor and double glazed door to:-



CONSERVATORY: 10' x 9' (3.05m x 2.74m) Radiator and double glazed window. Two exit doors to each side, tiled floor and insulated roof.



OUTSIDE: Double gates to the paved drive leading to the garage. A stone frontage for easy maintenance. A ramp to the front door. To the rear are established gardens mainly laid to lawn and a paved seating area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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