Town & Country
Estate & Letting Agents

Palmerston Crescent, Hawarden £299,950









Beautifully presented three-bedroom detached family home situated in a quiet cul-de-sac in the highly sought-after village of Hawarden. Offering spacious and versatile living accommodation including a conservatory, modern fitted kitchen, utility room, garage, and off-road parking, the property also benefits from a private south-facing landscaped garden ideal for relaxing and entertaining. Conveniently located close to excellent schools, local amenities, and commuter links to Chester, Mold, and Deeside.

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DESCRIPTION

Situated within a quiet cul-de-sac in this popular and family-friendly village, this well-presented detached three-bedroom home offers easy access to Chester, Mold, Buckley, and the local motorway network. A range of day-to-day amenities and facilities are also close at hand. Benefiting from double glazing and gas central heating throughout, the accommodation briefly comprises an entrance porch leading through to the reception hall, a spacious living room with feature fireplace, and an open-plan dining room with two sets of UPVC double-glazed French doors — one opening to the conservatory and the other to the rear garden. The kitchen is fitted with a range of light wood-effect wall, base, and drawer units with integrated appliances, while a generously sized utility room provides additional storage and access to the garage. To the first floor are three bedrooms and a modern three-piece family bathroom. The principal bedroom benefits from fitted wardrobes and a fully tiled shower enclosure. Externally, the property enjoys block-paved off-road parking leading to a single garage, together with a lawned front garden and mature shrubs. To the rear is a predominantly south-facing garden featuring a paved patio, decked seating area, ornamental pond, and a variety of mature plants, shrubs, and trees.

LOCATION

Located in the highly sought-after village of Hawarden this property enjoys a superb family-friendly setting with excellent local amenities, well-regarded schools, and convenient commuter links. The area is home to popular schools including Hawarden Village Church School., Hawarden Infants School and Hawarden High School. Residents benefit from a range of everyday amenities including village shops, cafés, supermarkets and leisure facilities such as Hawarden Estate Farm Shop, Charcoal Gallery Coffee, The Gallery Cafe Hawarden, Co-op Food - Ewloe - The Highway and Hawarden Golf Club. The village also offers excellent transport connections with Hawarden railway station nearby and easy access to Chester, Mold, Deeside Industrial Park and the A55/M53 motorway networks, making it ideal for commuters.

ENTRANCE PORCH

6'6" x 3'10"

Entered via a composite double-glazed front door opening onto light oak flooring, with a front-facing window and open access into the reception hall.

RECEPTION HALL

5'3" x 4'8"

With stairs rising to the first floor, radiator, and light oak veneer door leading into the living room.



LIVING ROOM

14'4" x 14'2" max

A spacious reception room featuring a bay window to the front elevation, radiator, feature Adam-style fireplace with coal-effect living flame gas fire, and open access through to the dining room.

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DINING ROOM

11'0" x 8'5"

Having a radiator, open access to the kitchen, UPVC double-glazed French doors opening into the conservatory, and an additional set of French doors leading directly to the rear garden.



CONSERVATORY

12'10" x 9'8"

Constructed with a low brick wall and UPVC double-glazed frame, featuring a porcelain tiled floor, wall-mounted electric heater, and integrated French doors opening onto the rear patio.



KITCHEN

10'7" x 8'7"

Fitted with a range of light wood-effect wall, base, and drawer units with ample work surface space incorporating a resin single drainer sink unit with mixer tap and tiled splashbacks. Integrated appliances include a stainless steel oven, hob, extractor hood, and dishwasher. Additional features include a rear-facing window, recessed ceiling downlights, radiator, under-stairs storage cupboard, and open access into the utility room.



UTILITY ROOM

10'10" x 7'7"

With fitted work surfaces, space and plumbing for a washing machine, space for a tumble dryer, and room for an American-style fridge freezer. Additional features include a radiator, recessed ceiling downlights, wall-mounted Worcester gas combination boiler, rear-facing window, composite double-glazed door to the rear garden, and internal access to the garage.

LANDING

Featuring white balustrades with spindle detailing, side elevation window, and doors leading to all bedrooms and the family bathroom.



BATHROOM

8'9" x 5'3"

Appointed with a white three-piece suite comprising a panelled bath with mixer tap, vanity unit housing a wash hand basin and dual-flush low-level WC. Additional features include ceramic tiled flooring, partially tiled walls, chrome heated towel rail, opaque rear window, and recessed ceiling downlights.



BEDROOM ONE

11'7" x 9'1"

A well-proportioned principal bedroom with front-facing window, radiator, recessed ceiling downlights, fitted wardrobes with sliding

triple doors, and a fully tiled corner shower enclosure with thermostatic shower, integrated extractor fan, and lighting.



BEDROOM TWO

9'3" x 9'2"

With rear-facing window, radiator, and recessed ceiling downlights.



BEDROOM THREE

8'9" x 8'4"

Featuring a built-in over-stairs storage cupboard, front-facing window, and radiator.

EXTERNALLY

Positioned within a quiet cul-de-sac, the property is approached via a brick block-paved driveway providing off-road parking and access to the single garage. There is also a lawned garden with shrub borders, timber side access to the rear garden, and an outside light adjacent to the main entrance.



REAR GARDEN

The rear garden enjoys a predominantly south-facing aspect and has been attractively landscaped to include a paved pathway and patio area, lawned garden with shrub borders, raised brick planter, and raised decked seating area. A stone and pebble ornamental pond provides an attractive focal point, while mature plants, shrubs, trees, and rear hedging create a private and established outdoor space. An outside light and external water supply are also provided.



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GARAGE

16'7" x 7'4"

Accessed via an up-and-over garage door, with power and lighting.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

COUNCIL TAX - BAND E
TENURE- FREEHOLD

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.
All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

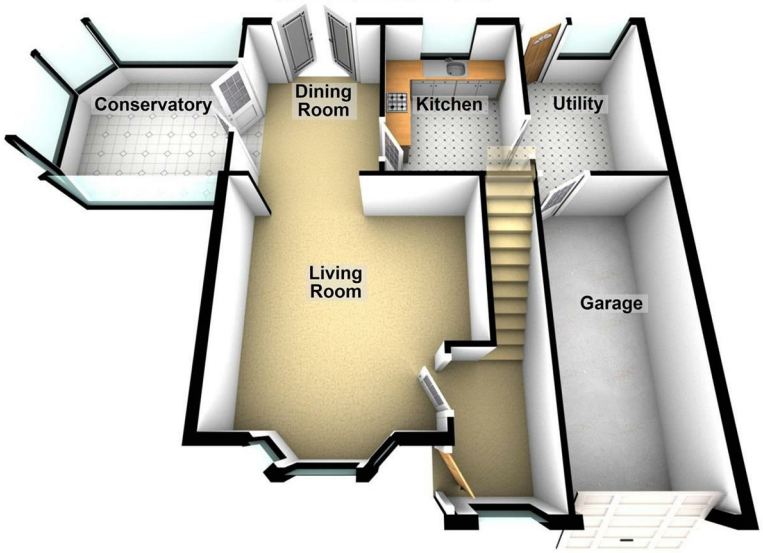
These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

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Ground Floor

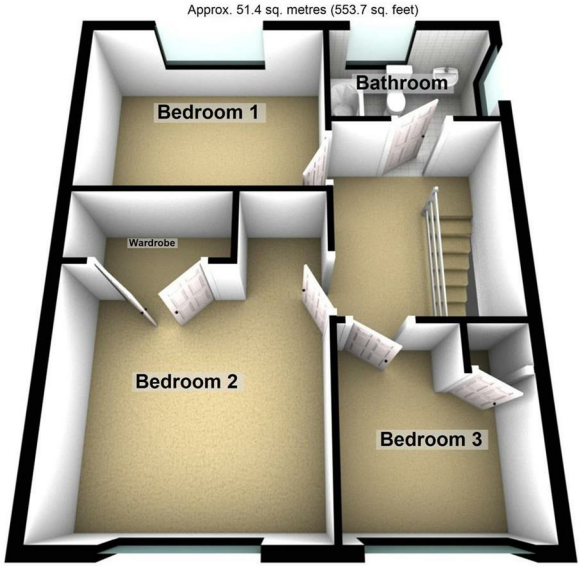
Approx. 79.3 sq. metres (853.4 sq. feet)

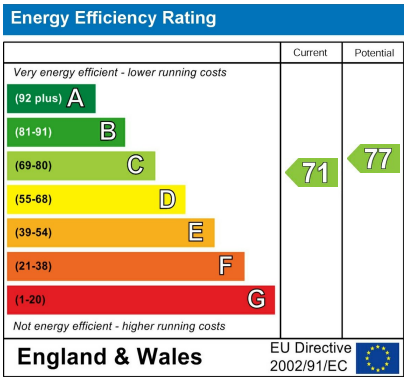


Total area: approx. 130.7 sq. metres (1407.1 sq. feet)

First Floor

Approx. 51.4 sq. metres (553.7 sq. feet)





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.