

Churchill Close, Hawarden, DEESIDE, Flintshire, CH5 3SG
 £269,500 MS11404



DESCRIPTION: If you are looking for a bright and airy property with lovely gardens and a large garage/workshop This could be the one for you. A detached two bedroom house which briefly comprises:- welcoming entrance hall, Bright and airy lounge, dining room overlooking the rear garden, comprehensively fitted kitchen with white gloss units, spacious ground floor bathroom, two double bedrooms and a shower room. Gas heating and double glazing. Driveway and Garage/workshop 10' X 10' Plus 17' X 8' with light and power connected, two double glazed windows and UPVC personal door. Neatly tended gardens to the front and 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 10.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS: Turn right out of the Shotton Office and proceed to Queensferry. Continue through the traffic light intersection to the roundabout and take the third exit for Hawarden. Passing the garden centre continue to the village of Hawarden and at the "T" junction turn right onto The Highway proceed until turning left into Wood Lane and take the second left into Springdale, turn right into Marlborough Avenue, left into Walpole Avenue and left into Churchill Close where the property will be seen on the left hand side.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

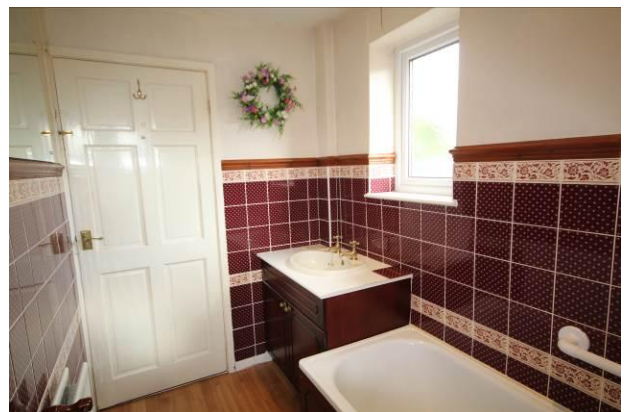
Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
 Holywell Office: 01352 712271

LOCATION: Popular residential area within a desirable village with access to the A55 link Road for Chester, Liverpool and the North Wales Coast.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Radiator and double glazed window. UPVC front door.

BATHROOM: 8' x 5' (2.44m x 1.52m) Radiator, 2 double glazed windows, w.c., wash hand basin and panelled bath. Complimentary tiling.



LOUNGE: 15' x 12' (4.57m x 3.66m) Radiator and two double glazed windows letting the light flood into this spacious room. Log style gas fire with facia brick fireplace with display plinths and mantle.



DINING ROOM: 12' x 10' (3.66m x 3.05m) Radiator and double glazed French doors overlooking the lovely garden to the rear.



KITCHEN: 13' x 9' (3.96m x 2.74m) Radiator and double glazed window. one and a half stainless steel sink unit with storage below and matching white gloss wall and base units with work surface over. Electric double oven and hob. Complementary tiling. Under stairs storage cupboard and vinyl flooring.



BEDROOM 1: 12' x 1' (3.66m x 0.3m)

BEDROOM 1: 12' x 11'(max) (3.66m x 3.35m) Radiator and double glazed window. Fitted bedroom furniture providing wardrobes, storage, dressing tabs and matching headboard. Lovely views of the surrounding area and open spaces beyond.



BEDROOM 2: 10' x 7' (3.05m x 2.13m) Radiator and double glazed window. Wall mounted gas boiler. Built in storage.



SHOWER ROOM: Double glazed window, w.c., wash hand basin and shower cubicle. Complimentary tiling.



OUTSIDE: Lawn garden with established shrubs with gate to the side path leading to the rear, Drive providing parking leading the larger than average garage/workshop. The rear garden is ideal for alfresco dining with lawn gardens and well stocked with plants.



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