

Stanley Place

Deeside

SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

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

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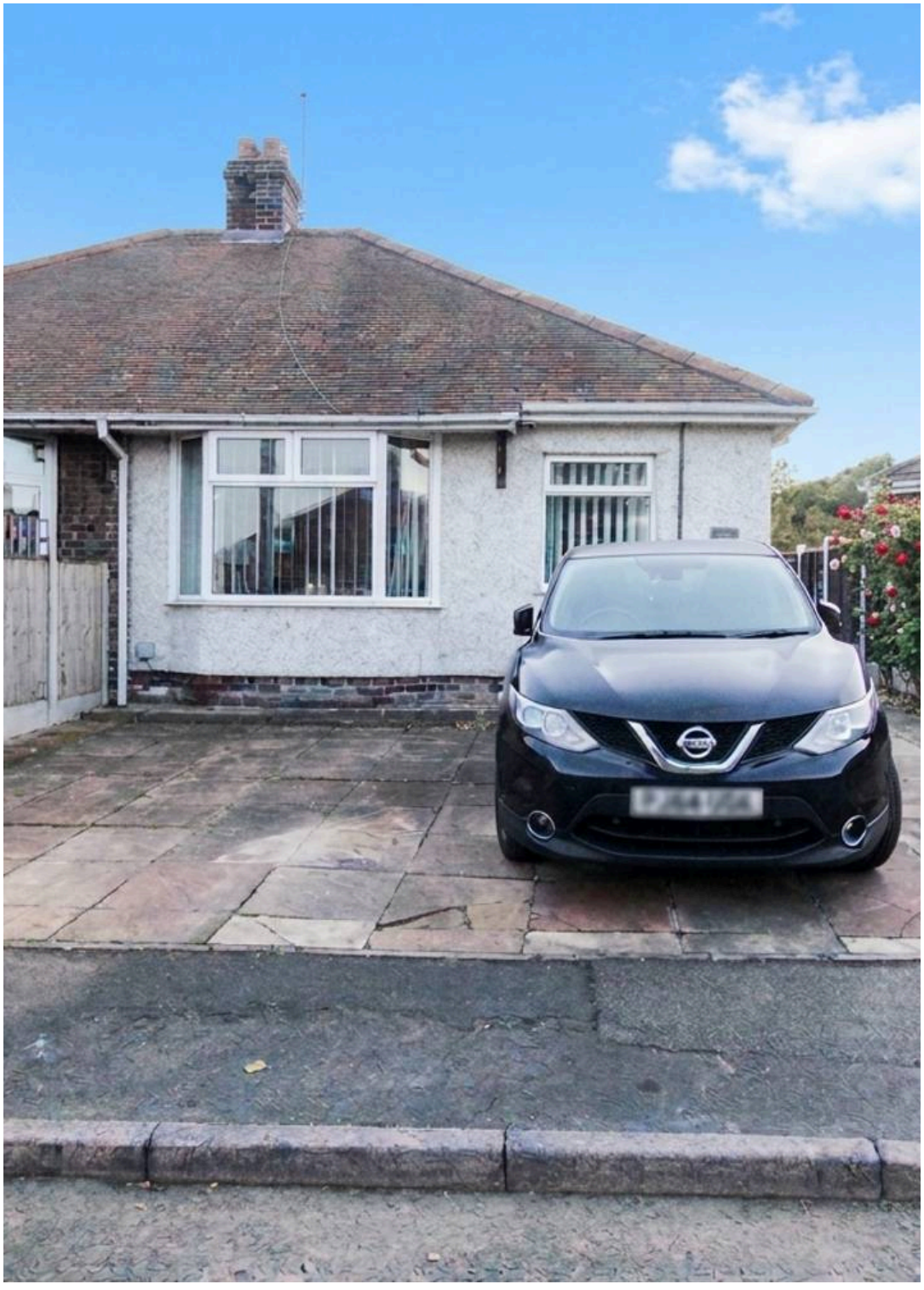
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- 2 BEDROOM SEMI DETACHED BUNGALOW
- CHAIN FREE
- OFF ROAD PARKING FOR 2 VEHICLES
- SET IN A QUIET CUL DE SAC
- LOW MAINTENANCE REAR GARDEN
- ORGINAL WOOD BLOCK FLOORING
- WALK IN WET ROOM
- PVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- EASY ACCESS TO CHESTER, LIVERPOOL, MANCHESTER AND NORTH WALES



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Entrance Hallway
Accessed via a composite door with original block wood flooring, original wood doors to lounge, kitchen, bedrooms and shower room, access to roof space which has potential to convert into a dormer (subject to the relevant consents) with Velux roof windows

Lounge
18' 0" x 10' 10" (5.49m x 3.30m)
Original solid wood block floor, wall mounted radiator, space for a fire with reclaimed wood mantle, PVC double glazed french doors opening to the rear garden

Kitchen
10' 2" x 9' 2" (3.10m x 2.79m)
A range of fitted wall, drawer and base units, inset gas hob with extractor hood over, stainless steel sink unit, quarry tiled floor, PVC double glazed window to the side, door opening to the utility

Utility / Boot Room
9' 9" x 8' 4" (2.97m x 2.54m)
A range of fitted wall and base units, space for a large fridge freezer, cupboard housing plumbing for washing machine and space for a tumble dryer, PVC double glazed windows to the rear, PVC door opening to the rear garden, quarry tiled floor







Bedroom One
16' 3" x 10' 8" (4.95m x 3.25m)
PVC double glazed window to the front, wall mounted radiator, original solid wood block flooring

Bedroom Two
10' 8" x 8' 2" (3.25m x 2.49m)
PVC double glazed window to the front, wall mounted radiator, original solid wood block flooring

Shower Room
6' 2" x 5' 0" (1.88m x 1.52m)
A walk in wet room with wall mounted shower, pedestal wash hand basin and close coupled WC, tiled walls, obscure PVC double lazed window to the side, wall mounted radiator













FRONT GARDEN

Laid to paving with a paved pathway leading to the rear garden and entrance doorway

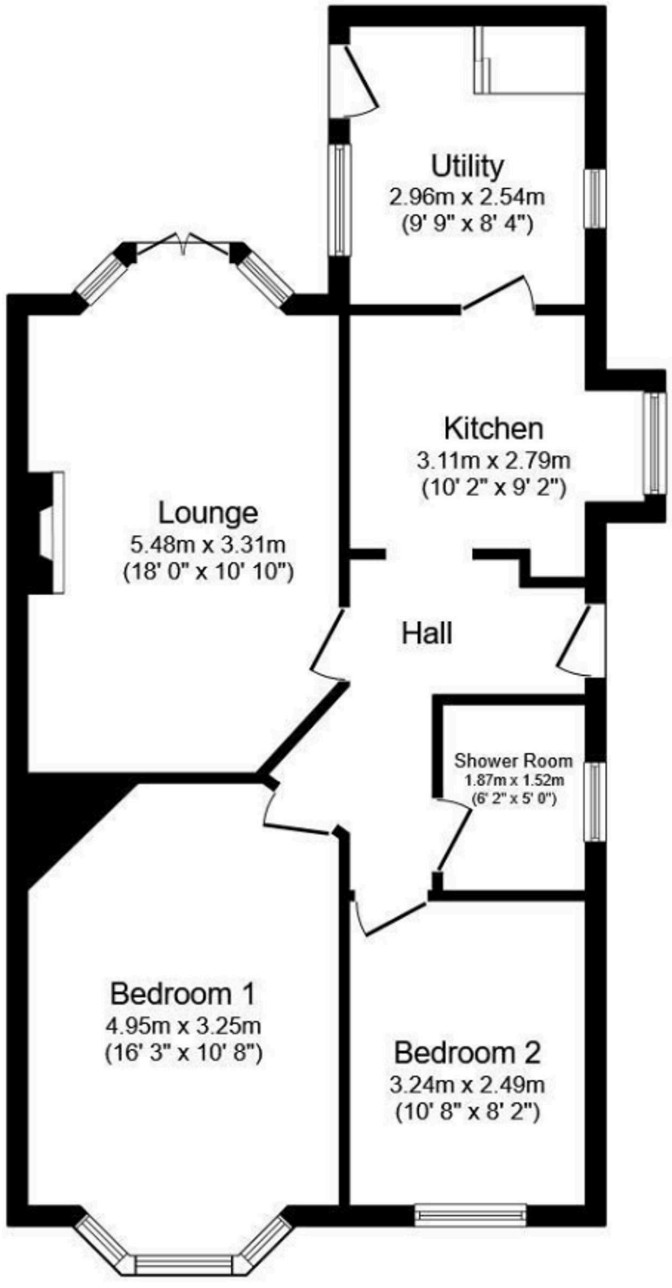
REAR GARDEN

A low maintenance area laid to lawn with patio area and timber fencing surround

DRIVEWAY

2 Parking Spaces

Off road parking for 2 vehicles



Ground Floor

Floor area 66.2 sq.m. (712 sq.ft.)

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To arrange a viewing, please contact

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