

Brookdale Avenue, Connah's Quay, Deeside, Flintshire, CH5 4LU
 £245,000 MS11214



DESCRIPTION: If you are looking for a spacious linked detached bungalow with a large private garden this could be the one for you. Popular location. In need of some work and has potential to develop further subject to any necessary consents and permissions. Briefly comprises:- entrance porch, entrance hall, lounge, dining room, kitchen, rear hall, utility, 3 bedrooms and bathroom. Oil heating and mostly double glazed. Paved frontage and integral larger than average garage. Gardens to the side and rear extensively laid to lawn. 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, at the traffic lights turn left into Wepre Drive continue until passing Wepre Park on the left and take the next left into Wepre Lane take the first right into Woodbank Road and at the junction turn right into Uplands Avenue and at the junction turn right and immediately left into Brookdale Avenue where the property will be found 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: A popular location close to Wepre Park with a private aspect to the rear.

HEATING: Oil heating with radiators.

ENTRANCE PORCH Double glazed front door and side panel.

ENTRANCE HALL: Single glazed door and side panel, built in storage cupboard and linen cupboard.



LOUNGE: 14' 11" x 14' (4.55m x 4.27m) Radiator and double glazed window. Brickwork fire surround with marble style hearth.



DINING ROOM: 11' x 10' (3.35m x 3.05m) Radiator.



KITCHEN: 16' x 9' (4.88m x 2.74m) Radiator and double glazed window. One and a half stainless steel sink unit with storage below and matching wall and base units with work surface over. Electric oven and hob. Door to the garage. Double glazed doors to the lean to conservatory



REAR HALL Rear exit

UTILITY SPACE 5' x 3' (1.52m x 0.91m) Single glazed window, plumbing for an automatic washing machine. Work surface area.



LEAN TO CONSERVATORY 13' 10" x 9' (4.22m x 2.74m) Double glazed windows and door to the gardens.



BEDROOM 1: 12' x 11' (3.66m x 3.35m) Radiator and double glazed window.



BEDROOM 2: 11' x 8' (3.35m x 2.44m) Radiator and double glazed window.



BEDROOM 3: 8' x 7' (2.44m x 2.13m) Radiator and double glazed window. Fitted wardrobes.



BATHROOM: Radiator, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary tiling.



OUTSIDE: Paved frontage and drive to the garage with up and over door 23' X 8'. The oil boiler is in the garage private lawn gardens to the rear.



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