

**47 Carlines Avenue**

**MS11316**



**EWLOE**

**£255,000**

**47 Carlines Avenue, Ewloe, Deeside, Flintshire, CH5 3RF  
MS11316**



**DESCRIPTION:** If you are looking for a project in a sought after location this four bedroom link detached house could be the one for you. The accommodation comprises:- entrance porch, entrance hall, cloaks/w.c., lounge through dining room, Kitchen/breakfast room, 4 bedrooms and bathroom. Gas heating and double glazing. Drive and garage. gardens to the front and rear.

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**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**

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**DIRECTIONS:** Turn right out of the Shotton office and proceed to Queensferry. Proceed through traffic light intersection to the roundabout and take the fourth exit. Continue along the bypass until exiting signposted Buckley and at the roundabout take the first exit. At the next roundabout take the first exit and take the next left into Carlines Avenue. Take the second right and the property will be seen on the right hand side

**LOCATION:** Situated in the much sought after location next to the village of Hawarden which is renowned for its excellent High School, professional services including dentists, vets and chiropody together with boutique style shops and restaurants. Easy access to the A55 link road.

**HEATING:** Gas heating with radiators.

**ENTRANCE PORCH** Double glazed sliding doors and tiles floor.

**ENTRANCE HALL:** Radiator, tiled floor and under stairs storage.

**LOUNGE:** 15' 9" x 10' 10" (4.8m x 3.3m) Radiator and double glazed window.



**DINING AREA** 10' 10" x 10' 1" (3.3m x 3.07m) Radiator and double glazed patio doors



**KITCHEN/BREAKFAST ROOM:** 17' 1" x 5' 1" (min) 7'4 (max) (5.21m x 1.55m) Radiator and double glazed window. Single stainless steel sink unit with storage below and wall and base units with work surface over. Electric oven and gas hob. Door to the garage.  
**BREAKFAST AREA:-** 8'8" X 6' 4" Radiator and double glazed window. Rear exit.



**STAIRS AND LANDING:** Cupboard housing the gas boiler and loft access.

**BEDROOM 1:** 11' 6" x 10' 1" (3.51m x 3.07m) Radiator and double glazed window. Two double built in wardrobes.



**BEDROOM 2:** 10' 6" x 10' 1" (3.2m x 3.07m) Radiator and double glazed window. Two double built in wardrobes.



BEDROOM 3: 8' 6" x 8' 5" (2.59m x 2.57m) Radiator and double glazed window.



BEDROOM 4: 8' 5" x 7' 5" (2.57m x 2.26m) Radiator and double glazed window.



BATHROOM: Radiator, double glazed window, w.c., wash hand basin, corner bath and space for a shower cubicle to be fitted.



OUTSIDE: Stone frontage with parking to the front of the integral garage. Small paved rear garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	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 of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey