

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A (92-100)	A (1-10)
B (81-91)	B (11-20)
C (69-80)	C (21-30)
D (55-68)	D (31-40)
E (39-54)	E (41-50)
F (29-38)	F (51-60)
G (1-28)	G (61-80)

Total area: approx. 118.8 sq. metres (1278.6 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 must 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.



MAPLE CRESCENT, HAWARDEN
OFFERS IN THE REGION OF £320,000

SOUGHT AFTER LOCATION - SPACIOUS DETACHED BUNGALOW - An exceptionally well presented and spacious detached bungalow offering flexible living accommodation, modern fittings and well maintained gardens with a private and sunny aspect. In brief the property comprises of; Entrance hall, lounge, dining room, modern kitchen/diner with integrated appliances, utility room, conservatory, four bedrooms, en suite to the master and modern family bathroom. Outside there are generous gardens to the front, side and rear which have been well maintained by the current owners, driveway with parking for two cars and double garage with power and lighting. The property is situated in the much sought after village of Hawarden which offers a range of amenities, great schools and a short distance from the major road links perfect for commuting. The property also benefits from gas fired central heating and double glazed throughout. **NO ONWARD CHAIN**

Entrance Hall

Wood effect laminate flooring, radiator, power points, storage cupboard, door to the inner hall and door to the lounge.

Lounge

17'1" x 11'0" (5.23 x 3.36)
Double glazed windows to the front and side, feature fireplace housing a gas fire, wood effect laminate flooring, radiator, power points, television point and half glazed double doors opening into the dining room.

Dining Room

11'0" x 8'0" (3.37 x 2.45)
Double glazed window to the side, wood effect laminate flooring, radiator, power points and door opening into the kitchen/diner.

Kitchen/Diner

19'3" x 10'2" (5.88 x 3.10)
Fully fitted modern kitchen comprising of wall, base and drawer units with worktop surface over, inset stainless steel sink unit, integrated fridge freezer, dishwasher, oven, grill and hob with extractor over. Double glazed windows to the rear and side, tiled flooring, radiator, power points, door to the utility and door to the third bedroom.

Utility Room

10'11" x 5'11" (3.33 x 1.82)
Fitted base units with worktop surface over and tiled splash back, inset stainless steel sink unit, space and plumbing for appliances, tiled flooring, power points, double glazed windows to the side and rear and door to the rear garden.

Bedroom Three

10'10" x 8'11" (3.32 x 2.74)
Double glazed window to the front, radiator and power points.



Inner Hall

Storage cupboard housing gas fired boiler, loft access point, power points and doors off to bedrooms and bathroom.

Bedroom One

12'9" x 10'8" (3.91 x 3.27)
Double glazed window to the rear, radiator, power points and door to the en suite.

En Suite

Three piece suite comprising of tiled corner shower, low flush wc and wash hand basin, tiled flooring, part tiled walls and radiator.

Bedroom Two

9'8" x 9'0" (2.97 x 2.75)
Double glazed window to the rear, radiator and power points.

Bedroom Four

9'9" x 7'9" (2.98 x 2.37)
Currently being used as a guest room and office with door opening into the conservatory, radiator and power points.

Conservatory

11'6" x 8'11" (3.51 x 2.74)
Double glazed windows to the sides and rear enjoying a view over the garden, tiled flooring, power points and double doors opening onto the timber decked seating area.

Bathroom

Modern suite comprising of panel enclosed bath with double shower unit over and glass screen, low flush wc and wash hand basin. Fully tiled walls and flooring, chrome effect ladder style radiator, spotlights and double glazed window to the front.

Outside

The property occupies a generous size corner plot with well maintained gardens to the front, side and rear. The rear garden is perfect for entertaining or al fresco dining with private seating areas and landscaped lawn offering a sunny aspect. There is access to the double garage with power and lighting and also off road parking for two cars.

We Can Help

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FREE VALUATION - Thinking of selling or letting? We can help! Why not have our sales manager visit your property to discuss how we can assist with your next steps. We are a proud, family run independent estate agent with local expertise, make the most of our FREE service and assume your budget ready for your next move. Get in touch, we can help!

