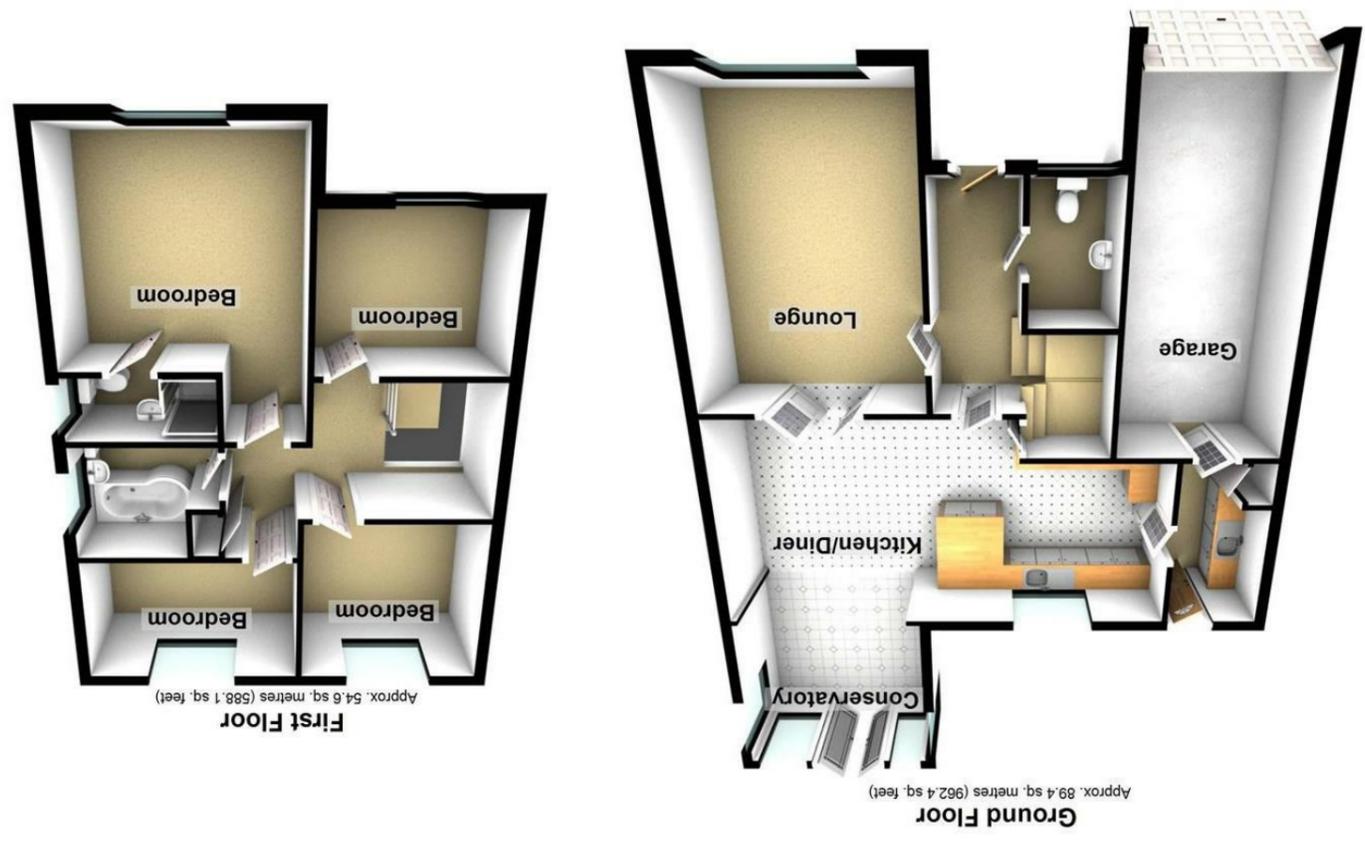


Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A (92-100)	A (1-10)
B (81-91)	B (11-20)
C (69-80)	C (21-30)
D (55-68)	D (31-40)
E (39-54)	E (41-50)
F (29-38)	F (51-60)
G (13-28)	G (61-70)

Total area: approx. 144.0 sq. metres (1550.4 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.



**LONGFELLOW AVENUE, HAWARDEN**  
**OFFERS IN THE REGION OF £340,000**

VIEWING HIGHLY RECOMMENDED - SOUGHT AFTER LOCATION - A stunning four bedroom detached family home situated on the much sought after St Davids Park development in Hawarden. The property has been modernised throughout by the current owners and in brief comprises of; Entrance hall with stairs to the first floor, cloakroom/wc, lounge, open plan kitchen/diner with modern fitted kitchen with breakfast bar, opening through to the conservatory and utility room with integral access to the garage. To the first floor there are four bedrooms, modern en suite shower room and modern family bathroom. Outside there is off road parking for two cars, front lawn and to the rear a well maintained garden with a sunny aspect, seating areas and summer house with electric. The property also benefits from gas fired central heating and recently upgraded double glazed windows.

**Entrance Hall**

Wood effect laminate flooring, radiator, power points, stairs rising to the first floor and doors off to the cloakroom/wc, lounge and kitchen/diner.

**Lounge**

15'11" x 11'10" (4.86 x 3.61)

Double glazed window to the front, radiator, power points, television point, feature fireplace housing a gas fire and double doors opening into the kitchen/diner.

**Kitchen/Diner**

25'1" x 11'11" (7.65 x 3.64)

Stunning open plan family room comprises of high specification kitchen fitted with a range of gloss wall, base and drawer units with worktop surface over and breakfast bar separating the kitchen from the dining area, inset stainless steel sink unit, space for American style fridge freezer and integrated dishwasher. Double glazed window to the rear, spotlights, radiator, door to the utility room, under stairs storage, wood effect laminate flooring and opening through to the conservatory.

**Conservatory**

11'0" x 10'2" (3.36 x 3.12)

Double glazed windows to the side and rear enjoying a view of the garden, french doors opening out to the garden, wood effect laminate flooring continued from the kitchen/diner, spotlights, power points and radiator.

**Utility Room**

Wall and base units to match the kitchen with worktop surface over and inset stainless steel sink unit, space and plumbing for a washing machine and tumble dryer, radiator, power points, wood effect laminate flooring continued from the kitchen, storage cupboard, integral door to the garage and door to the rear garden.

**Cloakroom/WC**

Double glazed frosted window to the front, low flush wc, wash hand basin with tiled splashback, wood effect laminate flooring, radiator and space for coats and shoes.

**First Floor Landing**

Loft access point, power points and doors off to bedrooms and family bathroom.

**Bedroom One**

11'10" x 11'0" (3.62 x 3.37)

Double glazed window to the front, radiator, power points and door to the en suite.

**En Suite**

Modern suite comprising for tiled shower cubicle with double shower unit, low flush wc and wash hand basin with tiled splashback. Double glazed frosted window to the side; tile effect flooring, spotlights, shaver point and chrome effect ladder style radiator.

**Bedroom Two**

10'5" x 9'4" (3.20 x 2.87)

Double glazed window to the rear, radiator and power points.



**Bedroom Three**

9'7" x 7'9" (2.94 x 2.37)

Double glazed window to the front, radiator and power points.

**Bedroom Four**

10'11" x 7'3" (3.34 x 2.23)

Double glazed window to the rear, radiator and power points.

**Bathroom**

Modern family bathroom comprising of panel enclosed 'P shaped' bath with double shower unit over and glass screen, low flush wc and wash hand basin. Part tiled walls, tiled flooring, double glazed frosted window to the side, shaver point and chrome effect ladder style radiator.

**Outside**

The property is approached via a tarmac driveway with parking for two cars and access to the garage. The front garden is mainly laid to lawn with well stocked planted borders. The rear garden benefits from a sunny aspect and offers both paved and slightly raised decked seating areas, landscaped lawn, summer house, garden room with power and lighting all enclosed by timber panelled fencing and borders planted with mature trees and hedging.

**Garage**

19'6" x 8'7" (5.95 x 2.62)

Up and over door to the front, power and lighting, loft access point for storage and integral door to the utility room.

**We Can Help**

We are delighted to offer you FREE mortgage advice in our local offices, conveniently located in Chester and Buckley. Pop into our office for a chat with our adviser, who will gladly assist you on your journey and source you the best product for your needs.

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!

