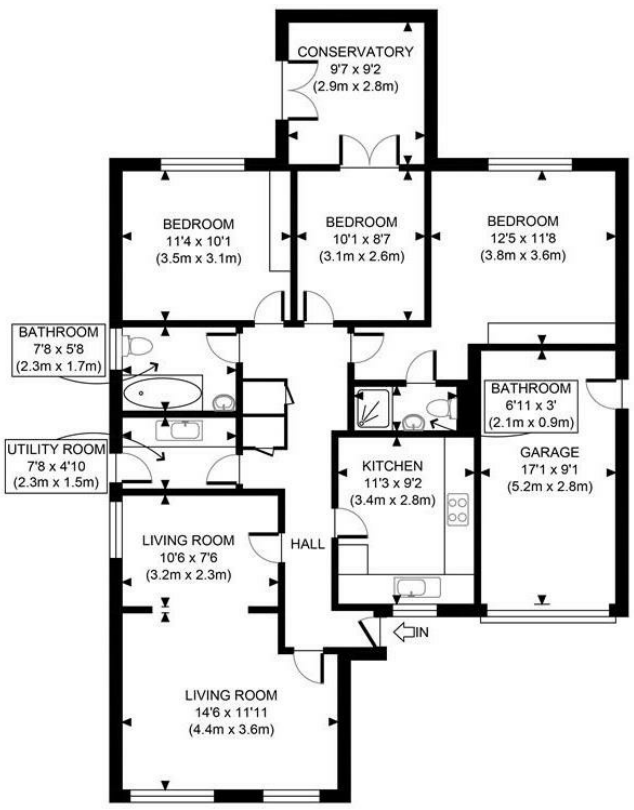
LONGFELLOW AVENUE, HAWARDEN

£300,000



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA WITH GARAGE 1247 SQ FT
FLOOR AREA WITHOUT GARAGE 1081 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1247 SQ FT / 116 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1081 SQ FT / 100 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Longfellow Avenue date 26/11/21 photoplan

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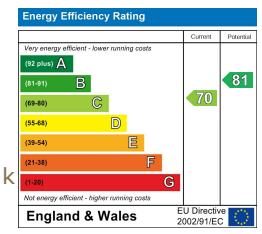

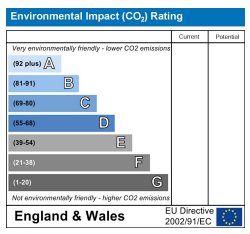

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

LOCATION – Situated in a slightly elevated position the property occupies a pleasant plot at the far end of Longfellow Avenue on a 'No Through' road, which forms part of the noted St David's Park estate built by the renowned national builder, Redrow Homes. There is a mini supermarket nearby and local bus services, whilst the popular village of Hawarden has a small range of shops serving daily needs, restaurants, schools for all ages and train station. The village lies some 7 miles from Chester and 5 miles from Mold and is within commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A55 and the M53 motorways.

We are pleased to market this attractive, Spacious Three Bedroom Detached Bungalow being sold with NO ONWARD CHAIN situated on a quiet 'No Through' road near to the village of Hawarden, there is a Driveway to the front offering multiple parking spaces leading to the garage with electronic remote controlled up and over door. We strongly advise an early viewing to appreciate what this property has to offer. In brief the accommodation affords; Entrance hallway with built-in cloaks cupboards, kitchen/ breakfast room, open plan lounge/Diner, main bedroom with fitted mirrored wardrobes and En-suite shower room, two further bedrooms, family bathroom and double-glazed conservatory. The property benefits from double glazing and has gas fired central heating. Externally there are gardens to the front, side and rear and timber construction storage shed and Greenhouse.

Entrance hall
Hardwood entrance door into hall, radiator, loft access, which is part boarded, two built in storage cupboards, power points and doors to rooms off.

Lounge/Diner
Double glazed windows to the front and side elevations, feature fireplace and surround, TV and power points and radiators, open arch into dining room.

Kitchen/Breakfast Room
Having a range of wall and base units with worktop surfaces over, stainless steel sink with drainer and mixer tap, integrated oven with gas hob, space for fridge and freezer, tiled floor, part tiled walls, double glazed window to the front elevation and power points.

Utility Room
Wall and base units with inset sink and drainer, wall mounted Worcester boiler, space for washing machine and dryer, part tiled walls, tiled floor, radiator, power points and hardwood door to the side of the property.

Conservatory
Double glazed windows to the front and side elevations and double-glazed French doors to the garden.

Bedroom One
Double glazed window to the rear elevation, fitted mirrored wardrobes with sliding doors, radiator and power points , door to en-suite.

En-suite
Shower cubicle, low level WC, pedestal wash hand basin, part tiled walls.

Bedroom Two
Double glazed window to the rear elevation, fitted mirrored wardrobes with sliding doors, radiator and power points.

Bedroom Three
Radiator, power points and double glazed French doors to the conservatory.

Bathroom
Bath with mixer taps and shower head, pedestal wash hand basin, low level WC, shaving points, part tiled walls and double glazed frosted window.

Outside
To the front of the property there is a tarmac laid driveway with multiple parking spaces, as well as shrubbery borders and a small area laid to lawn to the front, access to the garage and a flagged pathway leading alongside the property via a gateway to the attractive and established rear garden. The rear garden is a particular feature of the property and comprises a main lawn section, well stocked shrubbery borders, a flagged patio/seating area, boundary screen hedging and panelled fencing, a timber construction storage shed and Greenhouse.

We Can Help
We are delighted to offer you FREE mortgage advice in our local offices, conveniently located in Buckley & Deeside. 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!