

The Ridgeway, Hawarden, DEESIDE, Flintshire, CH5 3ES
£160,000 MS10944



DESCRIPTION: A charming two bedroom semi detached house which has a large garden to the side providing scope for developing the property further subject to any necessary consents. The property is close to the village centre of Hawarden and Hawarden High School and briefly comprises:- entrance hall, lounge with open fire which is very welcoming in cold weather, fitted kitchen/breakfast room and modern cloaks/w.c. On the first floor are two generous double bedrooms and a bathroom. Gas heating and double glazing. Parking and generous garden. 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 right out of the Shotton office and continue under the railway bridge to the traffic lights and turn right into Shotton lane continue passing the shop and proceed until the lane narrows and follow the one way sign left passing the Deeside hospital to the roundabout. Take the third exit and at the junction turning right into Aston Hall Lane and continue until turning right into The Ridgeway, follow the road to the right and the property will be seen on the left 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: Situated in the much sought after 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.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Double glazed front door.

LOUNGE: 13' 2"(max) x 12' 8" (4.01 m x 3.86m) Radiator and double glazed window. Open tiled fireplace which is lovely and comforting in the winter. Under stairs storage with door leading to:-



SIDE PORCH Double glazed door and window. Door to:-

CLOAKROOM: Radiator and double glazed window. Wash hand basin, w.c. and complementary tiling.

KITCHEN/BREAKFAST ROOM: 16' 4" x 7' 3" (4.98m x 2.21m) Radiator and double glazed window. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching wall and base units with work surface over. Electric oven and gas hob. Cupboard housing the gas boiler. Double glazed doors leading to the garden.



STAIRS AND LANDING: Double glazed window and loft access.

BEDROOM 1: 13' 5" x 9' 9" (4.09m x 2.97m) Radiator and double glazed window. Original fire place and built in storage.



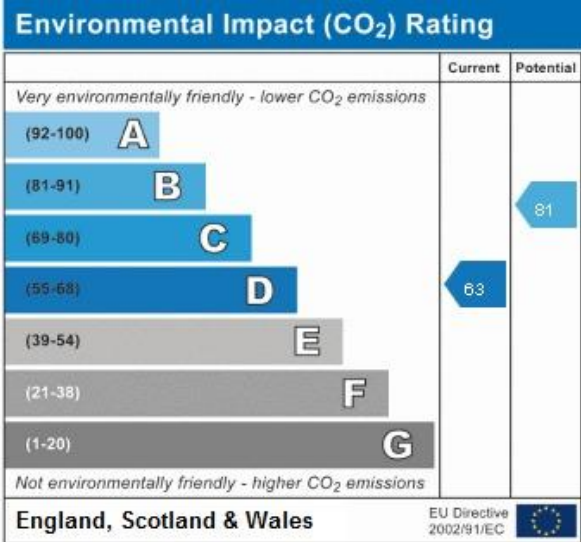
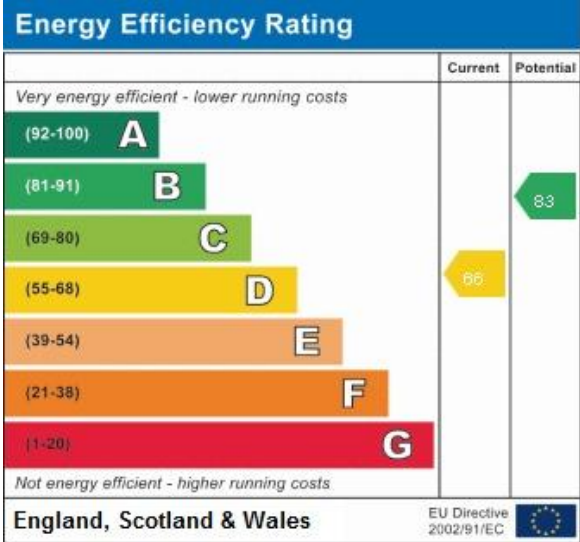
BEDROOM 2: 10' 6" x 9' 9" (3.2m x 2.97m) Radiator and double glazed window.



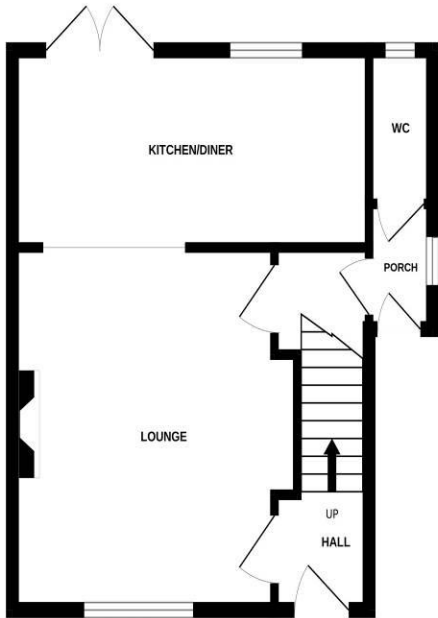
BATHROOM: Radiator, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary tiling.



OUTSIDE: Front garden and large side garden which is laid to lawn and a drive providing parking and a further enclosed rear garden



GROUND FLOOR
364 sq.ft. (33.9 sq.m.) approx.

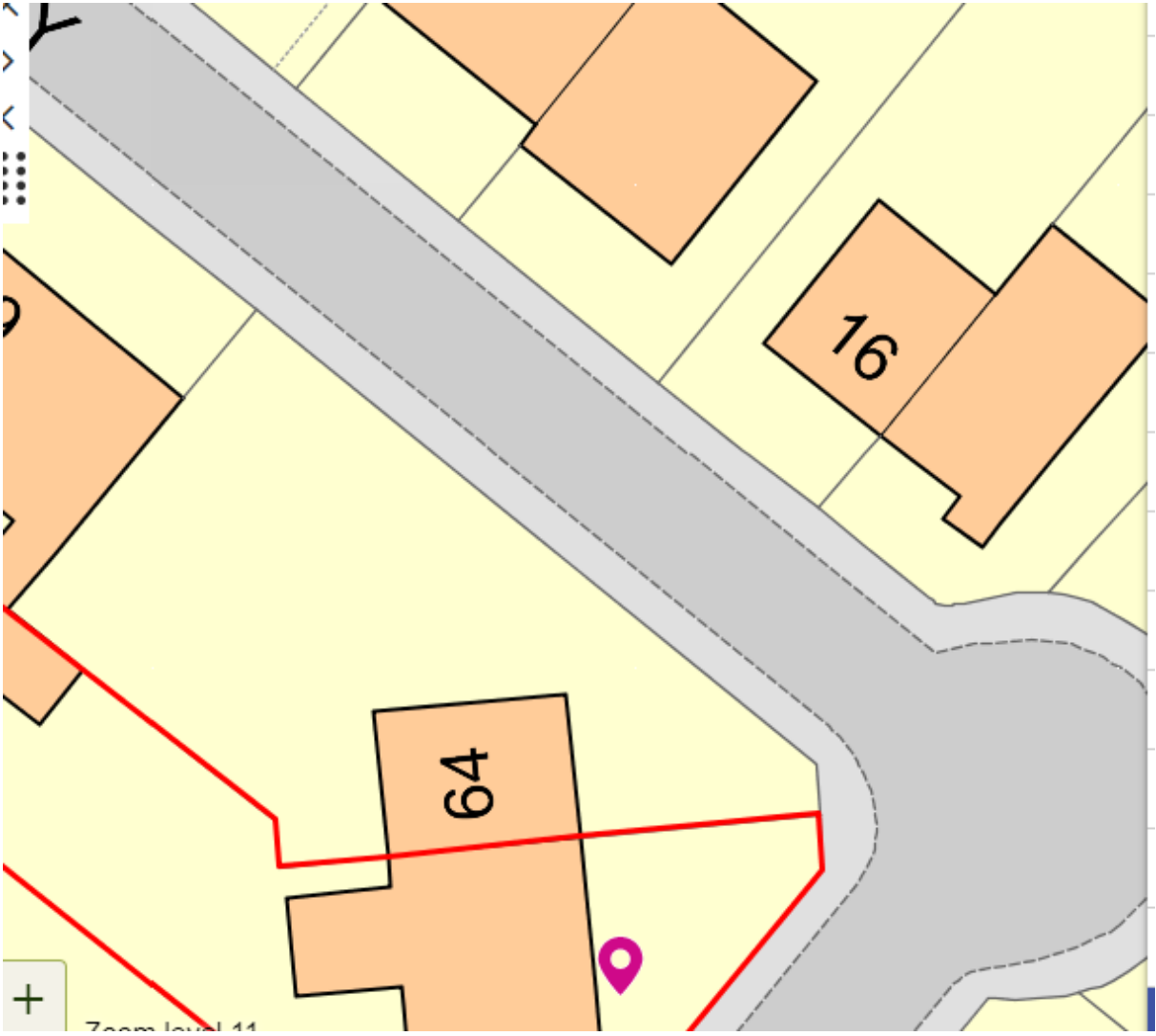


1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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