

Red Hall Avenue, Connah's Quay, Deeside, CH5 4RB
£184,995 MS11050



DESCRIPTION: If you are looking for a family home which is flooded with natural light, has lots of parking space and a great garden for al fresco dining/entertaining this could be the one for you. The property briefly comprises:- welcoming entrance hall, spacious lounge, generous dining room, fitted kitchen and porch to the side providing a great spot to read. On the first floor are three bedrooms (two doubles and one generous single) and a shower room. Double glazed windows and gas heating. Driveway and lovely gardens to the front and rear. 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 left out of the Shotton office and proceed to Connah's Quay. On reaching the Custom House public house on the left turn left into Mold Road. Proceed until taking the fifth right hand turn into Red Hall Avenue where the property will be seen as the last house on the right 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 a popular residential location being convenient for the new Quay Shopping Precinct, primary and secondary schools. Situated at the head of the cul de sac with a footpath to the side.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Radiator, composite front door with double glazed window to the side. Laminate floor.

LOUNGE: 19' 9" x 12' (6.02m x 3.66m) Radiator and double glazed window. Living flame gas fire with surround and mantle. Laminate floor and double glazed patio doors to the paved veranda and gardens.



DINING ROOM: 15' 3" x 7' 6" (4.65m x 2.29m) Radiator and two double glazed window. Under stairs storage cupboard and laminate floor.



KITCHEN: 10' 9" x 7' 8" (3.28m x 2.34m) 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. Tiled floor and composite rear door to:-



PORCH: 10' 2" x 5' 1" (3.1m x 1.55m) A bright and airy space for morning coffee and reading. Single glazed windows and door to the side of the property.



STAIRS AND LANDING: Large walk in storage cupboard housing the Gas boiler.

BEDROOM 1: 12' 8" x 10' 10" (3.86m x 3.3m) Radiator and double glazed window. Built in Linen cupboard, fitted wardrobes with mirror sliding doors and additional storage also.



BEDROOM 2: 12' 6" x 8' (3.81m x 2.44m) Radiator and double glazed window. Built in storage.



BEDROOM 3: 10' x 6' 8" (3.05m x 2.03m) Radiator and double glazed window. Fitted wardrobes with mirror sliding doors.



SHOWER ROOM: 7' 8" x 6' 3" (2.34m x 1.91m) Radiator, double glazed window, w.c., wash hand basin and shower cubicle. Complimentary tiling.



OUTSIDE: Double gated entrance to the front with a low maintenance front garden with coloured stone and paving. A drive which runs along side of the property provides parking for several vehicles and has a timber gate to the enclosed rear space where further parking could be provided if so required. Raised paved veranda enclosed by decorative metal work with gated access. Lawn garden with bedding plant borders and established shrubs and plants.

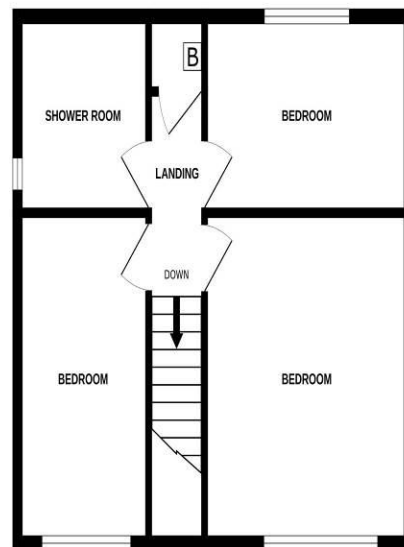
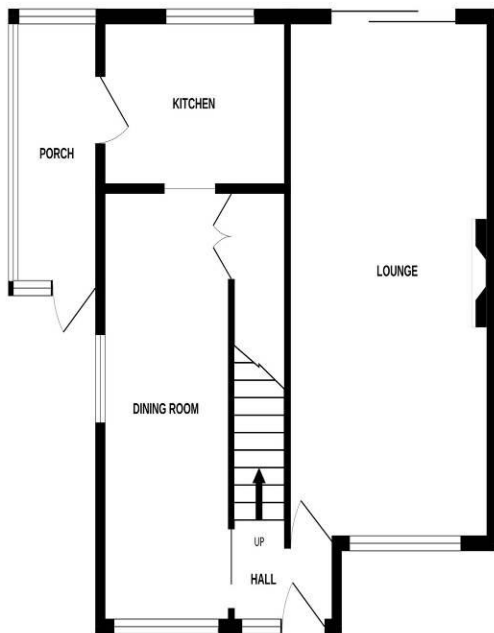


Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.

1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 998 sq.ft. (92.7 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.