

Badgers Rise, Connah's Quay, Deeside, Flintshire, CH5 4HD
£280,000 MS11061



DIRECTIONS: Turn left out of the Shotton Office and proceed to Connah's Quay. Turn left at the traffic lights into Wepre Drive and continue passing Wepre park on the left. On Reaching the "T" junction turn left onto Mold Road. At the mini roundabout take the first exit and continue until turning left into Hollow Brook Drive and continue into Hillside Drive until turning right into Badgers Rise where the property will be seen on the right hand side and the property is on the left hand side.

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

DESCRIPTION: If you are looking for a bungalow in a popular location this could be the one for you. Generous living accommodation provided:- entrance hall, large lounge/diner, fitted kitchen/breakfast room with door leading to the integral garage which offers potential to provide additional accommodation if required subject to any consents or permissions necessary. Principle bedroom with en suite, two further bedrooms and family bathroom. Gas heating and double glazing. Driveway and garage. Established gardens which are not overlooked from the rear. Viewing recommended.



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 an established residential area which is not over looked from the rear.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Double glazed front door, radiator and tiled floor.

LOUNGE/DINER: 22' 6"(max) x 16' 9"(max) (6.86m x 5.11m) Radiator and two double glazed windows. Living flame coal effect fire with fire surround and mantle.



KITCHEN/BREAKFAST ROOM: 10' 11" x 10' (3.33m x 3.05m) Radiator and double glazed window. Plumbing for an automatic washing machine, one and a half sink unit with storage below and matching wall and base units with work surface over. Tiled floor. Door to the garage and side exit door.



INNER HALL Radiator, linen cupboard and airing cupboard.

BEDROOM 1: 12' 3" x 9' 8" (3.73m x 2.95m) Radiator and double glazed window.



ENSUITE: Radiator, double glazed window, w.c., wash hand basin and shower cubicle. Complimentary tiling.



BEDROOM 2: 10' 5" x 8' 7" (3.18m x 2.62m) Radiator and double glazed window. Fitted wardrobes.



BEDROOM 3: 8' 9" x 4' 7" (2.67m x 1.4m) Radiator and double glazed window. Previously used as a dressing room with fitted wardrobe's and storage.



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

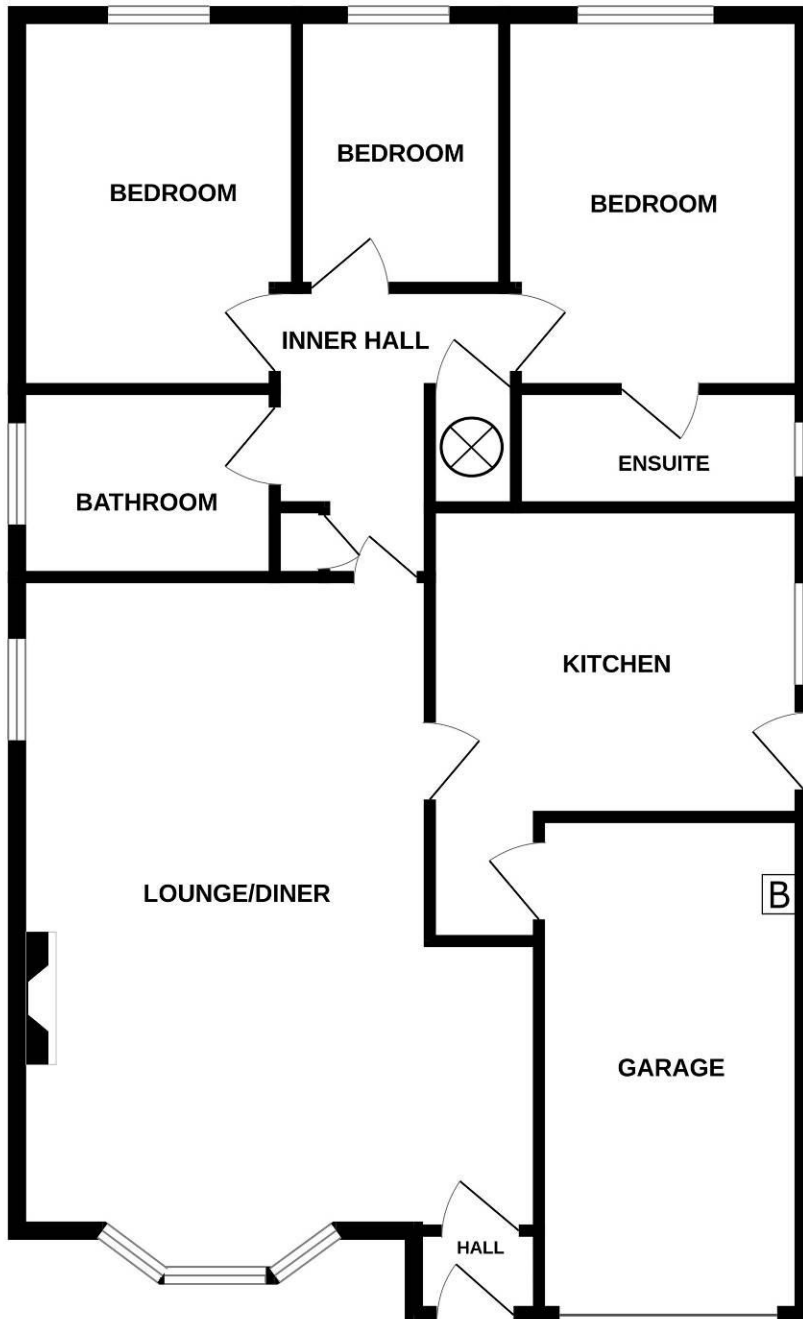


OUTSIDE: A drive leads to the garage with up and over door and has access to the kitchen, light and power connected and houses the gas boiler. Established gardens with a side access gate to a rear paved patio with lawn gardens which is not overlooked from the rear. This makes a lovely spot for entertaining. Outside water tap.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1045 sq.ft. (97.1 sq.m.) approx.



TOTAL FLOOR AREA : 1045 sq.ft. (97.1 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