Upper Aston Hall Lane
Hawarden,
Deeside, Flintshire CH5 3EN

Price
£169,950

A superbly extended and immaculately appointed two bedroom traditional style semi-detached house with large rear garden, occupying an attractive position to the lower part of this established road about a mile from Hawarden village centre. Affording highly appointed two bedroom accommodation which has been enhanced with the addition of an excellent sitting/dining room extension to the rear with views over the garden. Other features include a well appointed kitchen with extensive units and integrated appliances, a large modern bathroom with four piece suite, gas fired central heating with updated boiler, UPVC double glazed windows throughout and high standard of decorative order. In brief providing: reception hall, lounge with bay window and feature fireplace, kitchen, sitting/dining room with vaulted ceiling and access to the garden, rear porch/utility with adjoining cloakroom/wc, two good sized bedrooms and bathroom. Off-road parking for up to three cars. INSPECTION HIGHLY RECOMMENDED.
LOCATION
The popular village of Hawarden is some 7 miles from Chester, 5 miles from Mold and is within commuting distance of the Merseyside, Manchester and North Wales via the A55 and the M53 motorways. There are good local facilities in the village, to include a small range of shops serving daily needs, a number of popular eating establishments, railway station and highly rated schools for all ages. The Broughton Retail Park is nearby with range of high street shops, supermarket, restaurants, and new cinema.

THE ACCOMMODATION COMPRISSES:

UPVC double glazed front door to:

ENTRANCE HALL
Tiled floor, radiator, staircase to the first floor and alarm control panel. Half glazed door to:

LOUNGE
4.47m into bay x 4.32m (14’8” into bay x 14’2”)
An attractive room with wide double glazed bay window to the front, feature white fireplace surround with decorative arch inset, granite tiled hearth and open grate, tv and telephone points and radiator.

KITCHEN
5.26m x 2.57m (17’3” x 8’5”)
Well appointed with modern range of walnut style fronted base and wall units extending to four walls with contrasting granite effect work tops with inset stainless steel sink unit with mixer tap and high gloss black tiled splash back. Range of integrated appliances comprising touch control ceramic hob, cooker hood, electric double oven, fridge freezer, dishwasher and integrated washing machine. Tiled floor, radiator, under stairs storage cupboard housing a Worcester gas fired condensing boiler, recessed lighting and two double glazed windows. Opening to:

SITTING/DINING ROOM
5.64m x 3.84m (18’6” x 12’7”)
A spacious room with vaulted ceiling with four Velux double glazed roof lights and extensive double glazed glass section to the rear with sliding doors leading out to a timber decked balcony and steps leading down to the garden. Radiator.

UTILITY PORCH
1.80m x 1.78m max (5’11” x 5’10” max)
Full length UPVC double glazed exterior door, tiled floor, alarm control panel and a range of fitted cream high gloss cupboards to one wall. Door to:

CLOAKROOM/WC
1.75m x 0.89m (5’9” x 2’11”)
Fitted with a modern white contemporary suite comprising low flush wc and wash basin with feature tap and white cabinet beneath. Traditional style radiator, ceramic tiled floor, recessed lighting and double glazed window.

FIRST FLOOR LANDING
Access to the roof space, double glazed window and white panelled interior doors to all rooms.

BEDROOM ONE
3.73m max X 2.79m (12’3” max X 9’2”)
Double glazed window to the front with an open aspect, tv aerial point and large fitted mirror fronted wardrobe units to one wall with fitted hanging rails and shelving, and deep recess beyond providing additional storage. Radiator. Measurements exclude wardrobe.

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BEDROOM TWO
3.63m x 2.49m (11'11" x 8'2")
Double glazed window to the rear with far reaching views over the surrounding area across to the Wirral Peninsula in the far distance. Radiator and built-in cupboard with hanging rails.

BATHROOM
2.72m x 2.69m (8'11" x 8'10")
A large modern bathroom fitted with a white four piece suite comprising panelled bath, corner shower cubicle with curved screen, pedestal wash basin with mixer tap and low flush wc. Half tiled walls with matching tiled floor, traditional style radiator, recessed lighting, integrated speakers, extractor fan and double glazed window.

OUTSIDE
Gravelled drive to the front providing off-road parking for up to three cars.

FRONT GARDEN
Front lawned garden with established hedge boundary, loose slate chip border with established shrubs, outside light and gated entrance to the side of the property leading through to the rear garden.

REAR GARDEN
To the rear is a large fully enclosed rectangular shaped lawned garden with a gravelled brick edged pathway leading to a decked patio to the top right hand corner with pond, cascading water feature and bridge. Panel fencing to all sides, well stocked shrubbery borders and timber decked area adjoining the rear elevation of the house. Brick built garden store, outside lights, tap and timber shed to the side of the house.

COUNCIL TAX
Flintshire County Council - Council Tax Band C.

DIRECTIONS
From the Agent's Hawarden Office proceed along The Highway towards Ewloe and turn right opposite the Hawarden High School into Upper Aston Hall Lane whereupon the property will be found towards the lower part of the road on the left hand side.

PRIORTY INVESTOR CLUB
If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440/david.adams@cavendishrentals.co.uk

VIEWING
By appointment through the Agent's Hawarden Office 01244 564455 or Mold Office 01352 751515.

FLOOR PLANS - included for identification purposes only, not to scale.

DCW/JF
NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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