



TOWN & COUNTRY

58a Green Lane Estate, Sealand, CH5 2NB
Offers in the region of £124,000

Green Lane Estate

Deeside

CALLING FIRST TIME BUYERS - DON'T MISS THIS!

Enjoying an OPEN ASPECT to the front, an IMMACULATELY PRESENTED house which has been THOUGHTFULLY RECONFIGURED DOWNSTAIRS boasting GAS CENTRAL HEATING with a WORCESTER COMBI BOILER (replaced in 2016 and still UNDER GUARANTEE) and PVCu DOUBLE GLAZED WINDOWS AND DOORS (all still with FENSA GUARANTEES apart from one window) .

The house benefits from TWO DOUBLE BEDROOMS, a MODERN KITCHEN/DINER and a LUXURY BATHROOM.

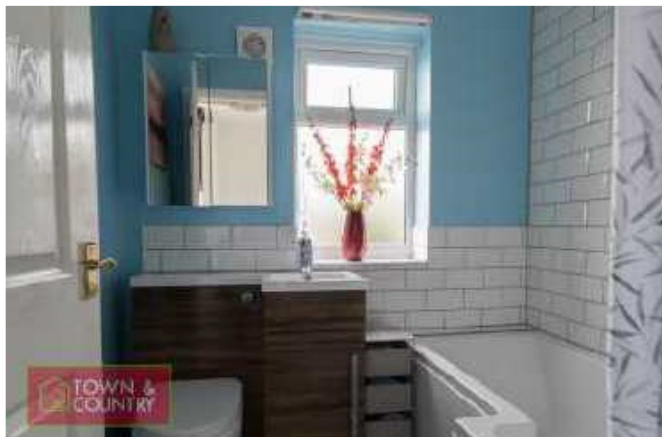
It's situated in PLEASANT SURROUNDINGS with good access to the ROAD NETWORK and outside there are GARDENS TO THE FRONT, SIDE AND REAR, a LOVELY PRIVATE SEATING AREA and a TARMAC DRIVEWAY.

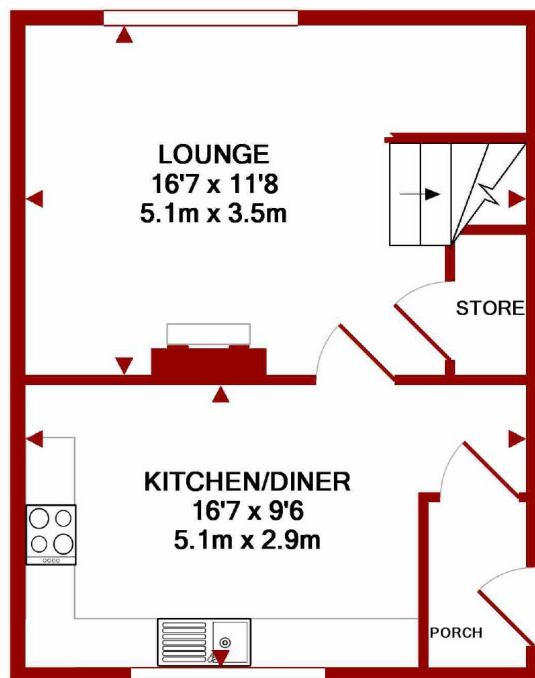
The Green Lane Estate has lots of COMMUNAL GREEN SPACES (one of which is the view from the front windows of this property) and there is also a children's play area at the centre. The estate is privately managed, an annual service charge is applicable, this is currently £33.84 per month.

VIEWING HIGHLY RECOMMENDED!

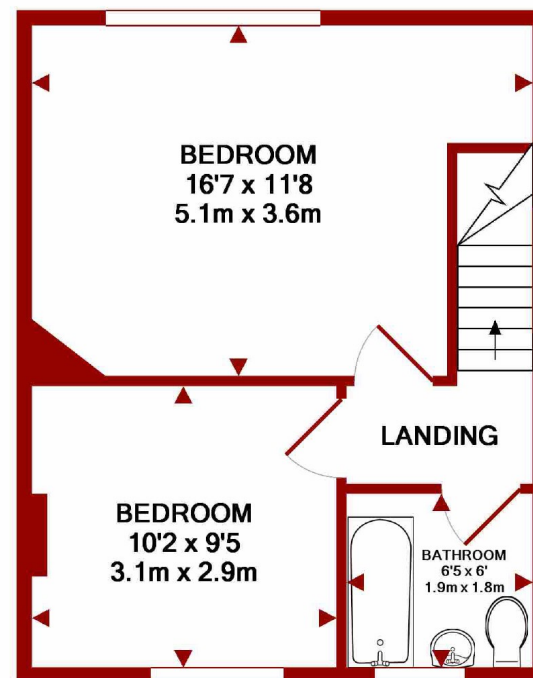
-
- End Of Row House
 - Two Double Bedrooms
 - Modern Kitchen/Diner
 - Lounge With Pleasant Views
 - Luxury Bathroom
 - Gas CH With Combi
-







GROUND FLOOR
APPROX. FLOOR
AREA 346 SQ.FT.
(32.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 345 SQ.FT.
(32.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 691 SQ.FT. (64.2 SQ.M.)

Floor Plan created by planstosell.co.uk - Measurements are approximate. Not to scale.
Illustrative purposes only.
Made with Metropix ©2019



TOWN & COUNTRY

TandCDeeside

townandcountrydeeside

01244 830000
homes@tandcdeeside.co.uk
22 Chester Road West, Deeside, CH5 1BX
www.townandcountryproperty.co.uk

These particulars were prepared following initial inspection of the property and the descriptive comments are based upon information supplied by the owner to Town & Country Property Services at the time. These particulars, whilst believed to be accurate, are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely upon them as statements or representation of fact, but must satisfy themselves, by inspection or otherwise, as to their accuracy. Neither Town & Country nor any person in their employ has the authority to make or give any representation or warranty whatsoever in relation to the property and these particulars are not to be construed as containing any representation of fact upon which any person is entitled to rely. None of the appliances or fixtures mentioned in these particulars have been tested by Town & Country Property Services. All measurements provided are approximate and cannot be relied upon. Floor plans if provided, are not to scale, are for guidance only and cannot be relied upon.