

Highland Avenue, Aston Park, Aston, Deeside, CH5 1XF
NEW PRICE £154,000 **NO CHAIN** MS10107



DESCRIPTION: Good space for the money is this deceptively spacious semi detached dormer bungalow which would provide a home forever having two bedrooms on the ground floor and two on the first floor. Ideal for the family and the retired. The property comprises:- entrance hall, lounge, extended kitchen, conservatory, two bedrooms and bathroom and stairs to two further bedrooms. Gas heating and double glazing. Gardens to the front and rear. Driveway and larger than average garage. Viewing recommended.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through the Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

DIRECTIONS: Turn right out of our Shotton office and proceed under the railway bridge to the traffic lights and turn right into Shotton Lane continue until the lane narrows and turn left signposted "one way" and take the next right into Courtland Drive take the first right and first left into Highland Avenue where 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 conveniently for the A55 expressway allowing access to Chester, Liverpool and the North Wales Coast.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Double glazed front door.

LOUNGE: 13' 7" x 12' (4.14m x 3.66m) Radiator and double glazed window. Built in storage cupboard.



KITCHEN: 16' 4" x 10' (max) 5'3 (min)(4.98m x 3.05m) Radiator and two double glazed windows. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching wall and base units with work surface over. Breakfast bar. Complimentary tiling to the splash back area's. Tongue and groove panelling to the ceiling.



CONSERVATORY: 14' 5" x 10' 1" (4.39m x 3.07m) Radiator, vinyl flooring, double glazed windows and doors to the garden.



BEDROOM 1: 12' x 12' (3.66m x 3.66m) Radiator and double glazed doors to the conservatory.



BEDROOM 2: 8' 9" x 8' 8" (2.67m x 2.64m) Radiator and double glazed window.



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



STAIRS TO FIRST FLOOR

BEDROOM 3: 14' x 8' 8" (4.27m x 2.64m) Radiator and double glazed window. Restricted head height in part.



BEDROOM 4: 13' x 6' 2" (3.96m x 1.88m) Radiator and double glazed window. restricted head height in part.



OUTSIDE: Lawn garden with borders for plants and established shrubs. Paved drive along side of the property leading to the larger than average garage with up and over door and side personal door. Rear garden laid to lawn



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 or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.

