

Cavendish

RESIDENTIAL

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Vickers Close

Upperdale,
Hawarden, Flintshire CH5 3HU

£270,000

*** LARGER THAN AVERAGE REAR GARDEN * DETACHED BUNGALOW * POPULAR AREA.** A three bedroom detached dormer style bungalow located along a no-through road close to the popular village of Hawarden. The accommodation briefly comprises: entrance porch, reception hallway, living room with 'living flame' coal-effect gas fire and patio doors leading into a double glazed conservatory, dining room with opening to the kitchen, a large bedroom one with fitted wardrobes, bedroom two with fitted bedroom furniture, shower room and on the first floor there is a small landing and third bedroom with two double glazed Velux roof lights. The property benefits from double glazed windows and has gas fired central heating. (....Continued)

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(Continued....) Externally there is a lawned garden at the front with shrub borders and a gated driveway which leads to a single garage. To the rear the garden is of a particular feature being of a much larger than average size and laid mainly to lawn with 'crazy paved' patio areas, pathways, mature shrubs and trees. If you are looking for a bungalow with a large garden then we would strongly urge you to view.

LOCATION

The historic village of Hawarden is situated some seven miles from Chester and five miles from Mold and is within easy commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A494 Expressway and A55 North Wales Expressway, both providing access to the M53/M56 motorway and the national motorway network. Hawarden provides a post office and a small number of shops serving daily requirements, as well as a number of eating establishments, a dental practice, medical practice, Hawarden Station, The Old Grocery Restaurant, chiropodist, coffee shop, pharmacy, the Fox and Grapes public house and the Glynne Arms.

There is also the Hawarden Estate farm shop, Gladstone's Library and a well established golf club which was founded in 1911.

AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

The detailed accommodation comprises:

ENTRANCE PORCH

RECEPTION HALL

Coved ceiling, ceiling light point, wall light point, smoke alarm, telephone point, double radiator, thermostatic heating controls, small cupboard housing the electrical consumer board and electric meter and 'paddle' staircase to the first floor with built-in under-stairs cupboard. Doors to the Living Room, Kitchen, Bedroom One, Bedroom two and Shower Room.

LIVING ROOM

Double glazed window to rear enjoying views over the garden, deep coved ceiling with ceiling light point and dimmer switch control, two double radiators, TV aerial connection and a decorative wooden fireplace surround housing a 'living flame' coal- effect gas fire. Opening to the Dining Room and double glazed sliding patio doors to the Conservatory.



CONSERVATORY

2.84m x 2.36m overall (9'4" x 7'9" overall)

UPVC double glazed Conservatory with a polycarbonate roof, vinyl wood effect flooring, single power point and French door to outside.



DINING ROOM

3.05m x 2.41m (10' x 7'11")

Double glazed window overlooking the rear, ceiling light point, single radiator with thermostat, laminate wood effect flooring and two arched recesses with wall lights. Archway

opening to Kitchen.



DINING ROOM



KITCHEN

3.18m x 1.78m (10'5" x 5'10")

Fitted with a modern range of 'in-frame' kitchen units incorporating: drawers, cupboards, and a glazed display cabinet with laminate wood effect worktops. Inset single bowl stainless steel sink unit and drainer with mixer tap. Chimney breast with tiled recess and extractor housing a free-standing Rangemaster Professional range style cooker with five-ring electric hob, double oven and grill. Integrated dishwasher and washing machine, space for fridge, and a wall cupboard housing an Ideal Logic + Combi c30 condensing gas fired central heating boiler. Wall tiling to work surface areas, ceiling light point, electric kick-board heater, laminate wood strip flooring, double glazed window to side and double glazed door to outside.



BEDROOM ONE

6.15m maximum x 3.40m narrowing to 2.44m
(20'2" maximum x 11'2" narrowing to 8')

A large bedroom featuring three UPVC double glazed windows, each with decorative coloured glass leaded upper sections, a range of bedroom furniture incorporating wardrobes with louvred doors and storage cupboards above, a coved ceiling with semi-recessed ceiling spotlights and dimmer switch controls, two single radiators and TV aerial point.



BEDROOM TWO

3.63m x 3.28m (11'11" x 10'9")

Fitted with a range of bedroom furniture incorporating wardrobes, dressing table, two bedside cabinets, a matching headboard and over-bed storage cupboards. UPVC double glazed window overlooking the front with decorative coloured glass leaded upper sections, single radiator, TV aerial connection, coved ceiling, ceiling light point and telephone point.



SHOWER ROOM

2.11m x 2.08m (6'11" x 6'10")

Modern white suite with chrome style fittings comprising: tiled shower enclosure with Mira Zest electric shower and curved glazed sliding door; fitted worktop with semi-inset wash hand basin and storage beneath; and low level WC with concealed cistern. Fully tiled walls with a decorative border tile, extractor, recessed ceiling spotlights, chrome ladder style towel radiator, tiled floor and double glazed window with obscured glass.





FIRST FLOOR LANDING

With wall light. Door to Bedroom Three.

BEDROOM THREE

5.23m maximum x 3.18m narrowing to 1.75m
(17'2" maximum x 10'5" narrowing to 5'9")

The loft area has been converted to create a third bedroom with two double glazed Velux roof lights, three semi-recessed ceiling spotlights, three double power points and a fitted cupboard.



OUTSIDE

To the front of the property there is a lawned garden with shrubbery and fencing. A gated driveway leads to a single garage. Outside sensor light to front. A gated pathway to the right hand side of the bungalow provides access to the rear garden. Gas meter cupboard to side. To the rear the garden is a particular feature being of a much larger than average size and laid mainly to lawn with two 'crazy paved' patio areas, a pond, mature shrubs and trees. A pathway extends to the bottom of the garden where there

is a greenhouse and shed.

GARDENS





REAR ELEVATION



SINGLE GARAGE

5.66m x 2.62m (18'7" x 8'7")

With an 'up and over' garage door, fluorescent strip light, shelving, cold water tap, single glazed window with obscured glass and side personal door.

AGENT'S NOTE

- * Council Tax Band E - Flintshire County Council.
- * Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.
- * Services - we understand that mains gas, electricity, water and drainage are connected.
- * The property is on a water meter.
- * There is a 'Smart' meter for the gas and electric provided by EON.
- * The gas fired central heating boiler was installed in 2017.



* There is a 'Domestic Electrical Installation Certificate' which was carried out on 26th April 2018.

PS/CC

* There is a 'Domestic/Landlord Gas Safety Record' dated 24th June 2019.

DIRECTIONS

From the village of Hawarden office proceed along The Highway and turn right into Gladstone Way. Continue along Gladstone Way and take the turning left after Chestnut Grove into Blackbrook Avenue. Follow Blackbrook Avenue which leads into Overlea Drive. The take the turning right into Vickers Close and the property will be found after a short distance on the left hand side.

VIEWINGS

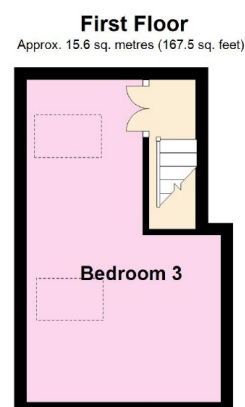
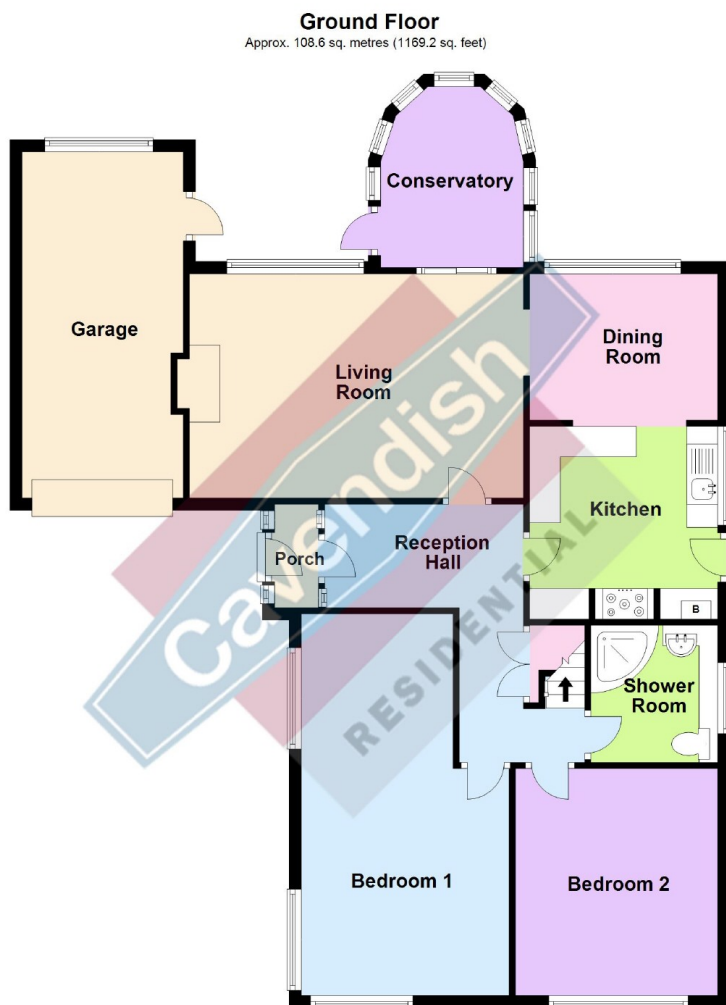
By arrangement with the Agent's Chester Office 01244 404040.

PRIORITY 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 or david.adams@cavendishrentals.co.uk

LOCAL PROPERTY EXPERT





Total area: approx. 124.2 sq. metres (1336.6 sq. feet)

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.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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