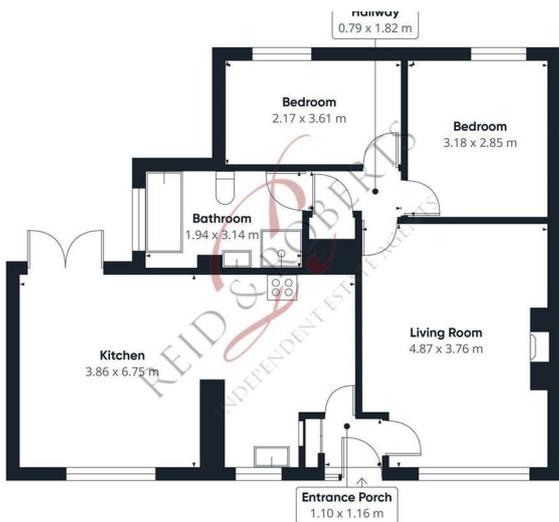




153 Uplands Avenue

Connah's Quay, Deeside, CH5 4LQ

£190,000



Approximate total area**
68.6 m²

(*) Including balconies and terraces.

Calculations reference the RICS (PAS) 38 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

ORAFFE340



153 Uplands Avenue

Connah's Quay, Deeside, CH5 4LQ

£190,000



Accommodation Comprises

The property is approached via a concrete driveway leading to a timber gate and fenced boundary, opening onto a paved pathway with a step up to the main entrance.

Entrance Hallway

Access is gained through a UPVC double-glazed door with decorative frosted inset panels, which opens into a spacious and welcoming reception hallway. The hallway is finished with tiled flooring, a dado rail, textured ceiling with central light point, and benefits from a useful double storage cupboard providing excellent practical storage.

Kitchen / Dining Room

Positioned to the front of the property, the extended kitchen dining room serves as a superb family hub, offering generous proportions for both everyday living and entertaining. The kitchen is fitted with a comprehensive range of wall and base units complemented by work surfaces over, incorporating a four-ring gas hob with extractor canopy above, an eye-level oven and grill, and a composite one-and-a-half bowl sink unit with mixer tap and drainer. There is space and plumbing for a washing machine together with provision for a freestanding fridge freezer. Splashback tiling enhances the working areas, and tiled flooring continues seamlessly into the dining space.

The dining area comfortably accommodates a family-sized table, with the fitted units flowing and curving around the wall to create a cohesive and practical layout. The combination boiler is housed within this space. Natural light is provided by two double-glazed UPVC windows to the front elevation, while double patio doors open directly onto the rear garden, creating an excellent indoor-outdoor connection.

Lounge

The lounge is a well-proportioned and inviting reception room situated to the front elevation, enjoying a double-glazed UPVC window with top-opening vents. The room features wood-effect laminate flooring, a dado rail, textured and coved ceiling, and wall light points. A central focal point is provided by an electric fire set upon a marble hearth with matching surround and wooden mantel, creating a warm and comfortable living environment.

Inner Hallway

An inner hallway provides access to the bedroom accommodation and bathroom, and incorporates a storage cupboard, loft access point, textured ceiling and smoke alarm.

Bedroom One

The principal bedroom is a generously sized double room positioned to the rear of the property, benefitting from a double-glazed UPVC window with top opener, single panel radiator and textured ceiling with central light point, offering a peaceful and well-proportioned retreat.

Bedroom Two

Bedroom two is also located to the rear elevation and features a double-glazed UPVC window, textured ceiling and fitted wall-mounted storage cupboards, providing a versatile space suitable as a guest bedroom, dressing room or study.

Bathroom

The family bathroom is appointed with a four-piece suite comprising a panelled bath with mixer tap and handheld shower attachment, low flush WC, pedestal wash hand basin with splashback tiling, and a corner shower cubicle with mains-fed shower and body jets. The room further benefits from recessed ceiling spotlights, tiled flooring, heated towel rail and a double-glazed UPVC window to the side elevation.

Outside

Externally, the property enjoys a pleasant rear garden with patio areas wrapping around to the side, providing ideal space for outdoor seating and entertaining. To the front a driveway parking further enhance the practicality and appeal of the home.

EPC Rating - D

Council Tax Band - C

Additional Information

The property is currently tenanted, with the tenant scheduled to vacate next month. It may also be available to purchase with the tenant in situ, presenting an attractive opportunity for investors. Offering spacious and versatile single-level accommodation on a generous corner plot, this

well-proportioned detached bungalow will appeal to families, downsizers and buyers seeking flexible living space.

Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

Misrepresentation Act

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 Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Our Opening Hours

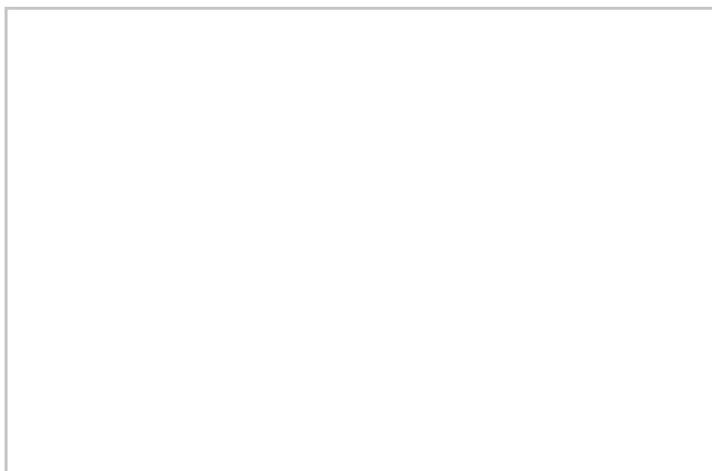
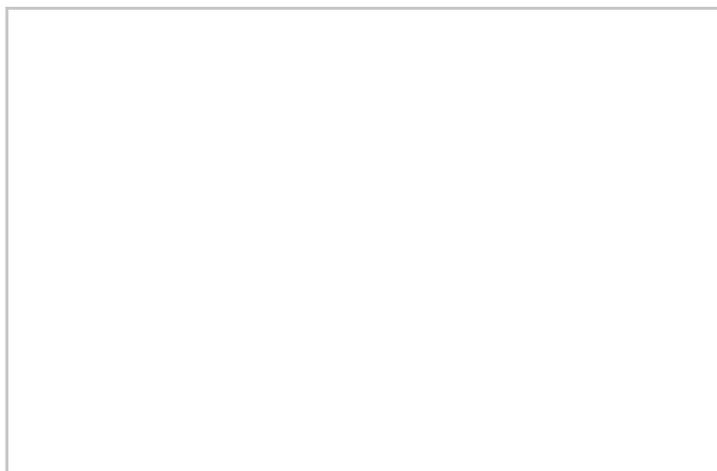
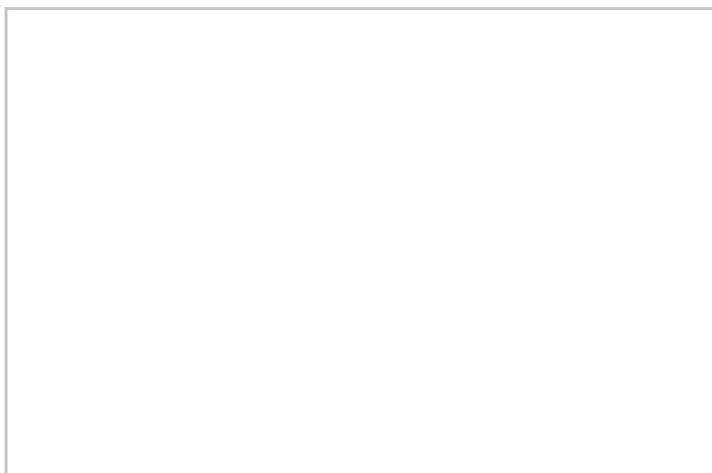
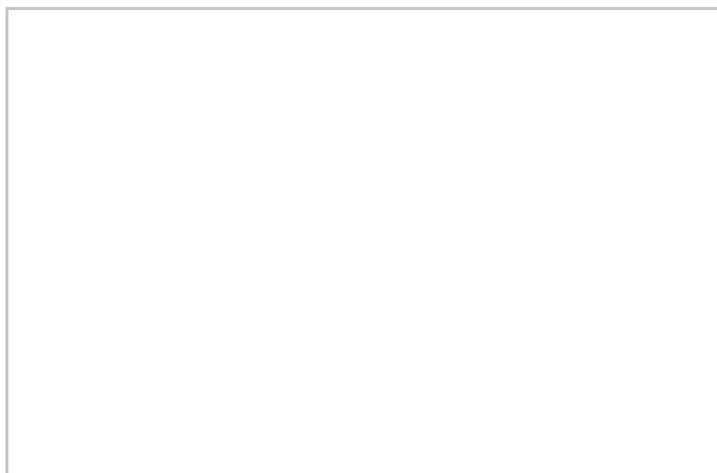
MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

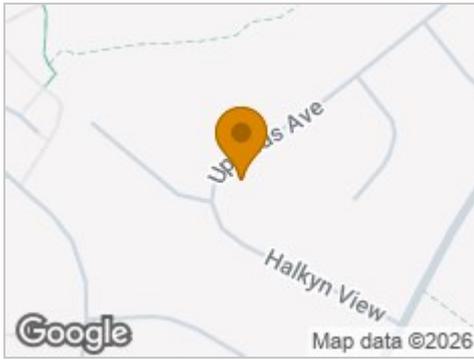
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

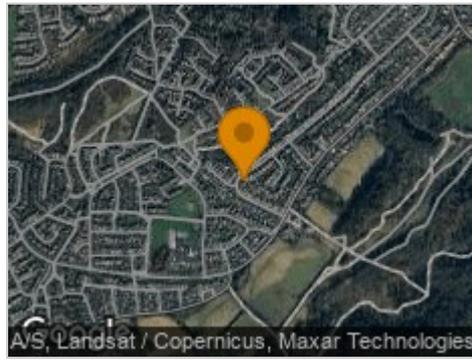
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.



Road Map



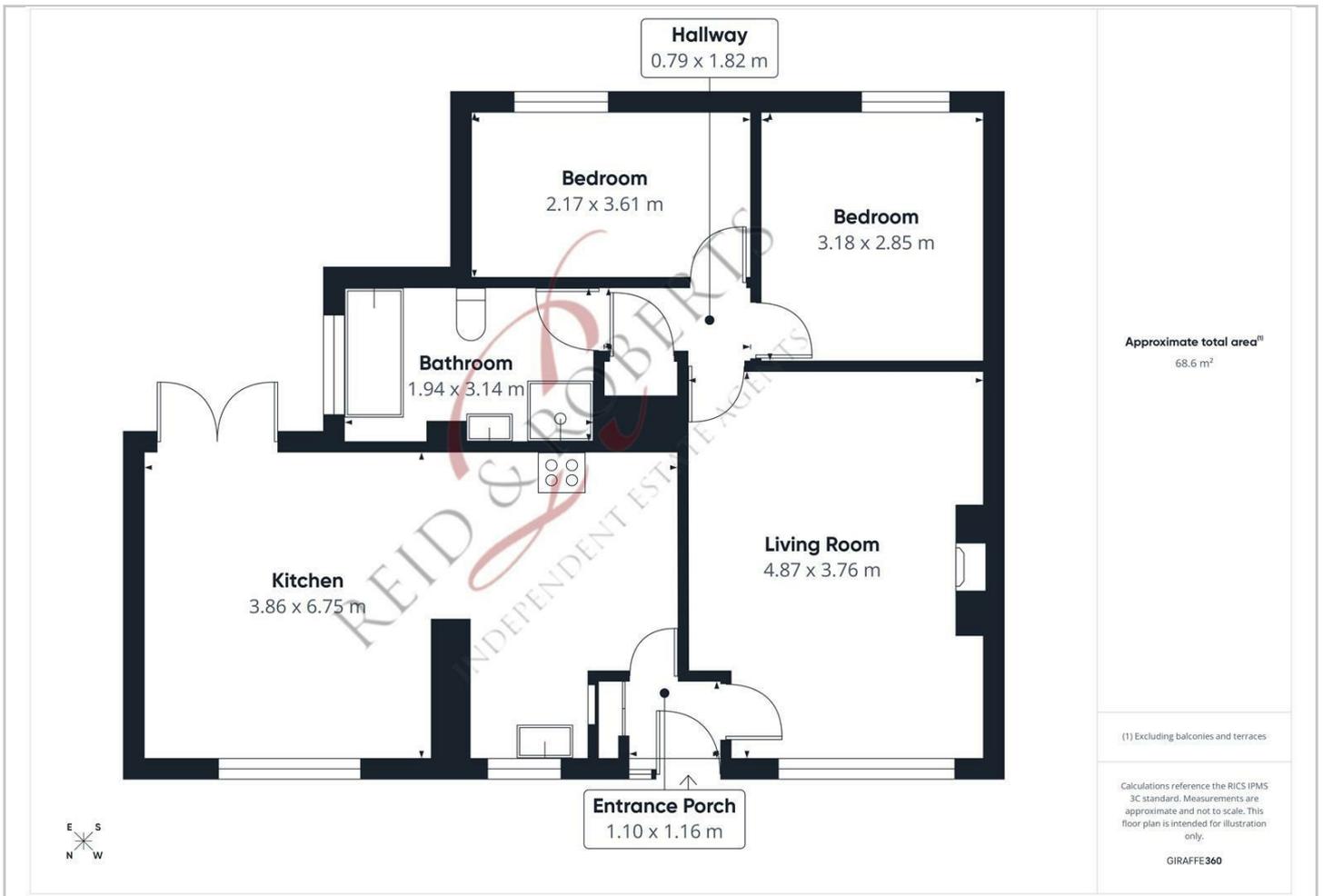
Hybrid Map



Terrain Map



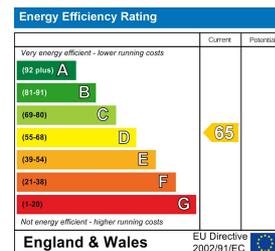
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.