



23 Green Lane Estate Green Lane

Sealand, Deeside, CH5 2NE

Offers In The Region Of £155,000



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Accommodation Comprises

The property is approached via a patio path leading to a UPVC front door with frosted inset.

Entrance Hallway

enter into a welcoming hallway. Stairs rise to the first floor accommodation, and the area benefits from a double panelled radiator and wall mounted heating controls, providing both comfort and functionality.

Lounge

Accessed through a solid wooden door from the hallway, the lounge is a bright and inviting space. Featuring attractive wood effect laminate flooring, a large UPVC double glazed window to the front elevation allows an abundance of natural light to flood the room. Additional features include a TV aerial point, a stylish arched recess with built in cupboards, and ample space for comfortable seating.

Kitchen/Breakfast Room

The kitchen is tastefully fitted with a range of wall and base units, complemented by work surfaces and a coordinating splashback. A composite sink with mixer tap sits beneath a double glazed UPVC window with side openers, overlooking the rear elevation. There is space for a gas cooker, fridge freezer, and dishwasher, making this a highly practical and social cooking space. Additional highlights include coved ceilings, tiled flooring, a built in central breakfast bar, and a modern panel radiator. A large walk in storage cupboard provides ideal pantry space and continues the tiled flooring and coved ceiling detail for a cohesive finish.

Rear Hallway

To the rear of the kitchen is a secondary hallway, which houses the electric meter in a built in cupboard. The area continues the theme of tiled flooring and coved ceilings and is lit by a courtesy light. An elegant arched doorway with UPVC double glazed door and frosted insert provides direct access to the rear garden.

Landing

Stairs from the hallway rise to a well proportioned landing space with loft access and a smoke detector. Doors lead to all bedrooms and the family bathroom.

Master Bedroom

The master bedroom is generously proportioned, offering space for a king size bed and accompanying furniture. A large UPVC double glazed window to the front elevation ensures excellent natural light. Additional features include a textured ceiling, picture rail, built in cupboard, single panel radiator, and a TV aerial point, perfect for modern living.

Bedroom Two

Currently utilised as a nursery, the second bedroom is a versatile room capable of accommodating a double bed. It features a textured ceiling with picture rail, a large UPVC double glazed window to the rear elevation, a single panel radiator, and a built in cupboard with fitted hanging rail and shelving, ideal for storage.

Family Bathroom

The bathroom is fitted with a three piece suite comprising a panelled bath with electric shower over, a wash hand basin, and a low flush WC. The walls are fully tiled for easy maintenance and visual appeal, with wood effect vinyl flooring underfoot. A heated towel rail, central ceiling light point, and a frosted double glazed UPVC window to the rear elevation complete this functional and stylish space.

Outside

Externally, the property benefits from a low-maintenance front garden with a paved pathway leading to the entrance and a gravelled area that adds to the kerb appeal.

To the rear, you'll find a generously sized garden, a true suntrap, deal for enjoying those long summer days. The garden features a central lawn, a gravelled patio, and additional seating areas, perfect for alfresco dining and relaxing outdoors. There's also a brick-built storage shed, ideal for garden tools or other small storage needs. The garden is enclosed with wood panel fencing for privacy and includes a gate providing access to the property's allocated parking.

EPC Rating C

Council Tax Band C

Tel: 01352 700070

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Services

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Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

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Energy Efficiency Graph



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