



## 23 Green Lane Estate Green Lane

Sealand, Deeside, CH5 2NE

£160,000





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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

### 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.

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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

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### 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.

### Would you like to arrange a viewing?

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Road Map



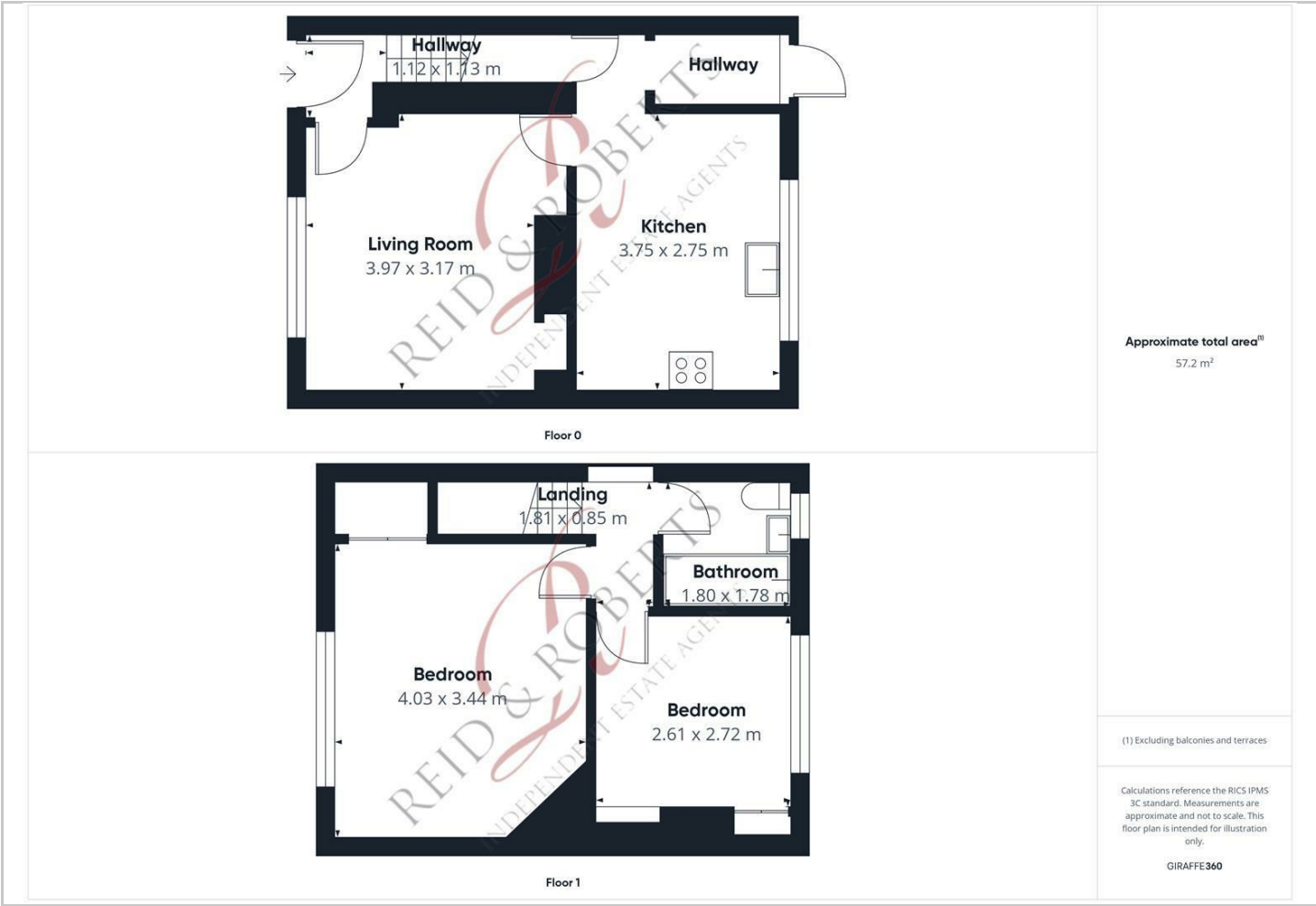
Hybrid Map



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



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