



Vale Avenue, Hawarden, CH5

£244,500

None

Tenure: Freehold, **Bedrooms:** 3

Located down a private and quiet residential cul-de-sac, with no through-traffic you can find this well-maintained three-bedroom detached bungalow. Set in Hawarden, just a short distance from Ewloe and many convenient amenities, this home would be ideal for anyone needing to be close

Key features:

- Hard Wood-Flooring!
- Ample Off-Road Parking!
- Three Double Bedrooms!
- Seperate Garage!
- Landscaped Rear Garden!
- New Boiler

Extra info:

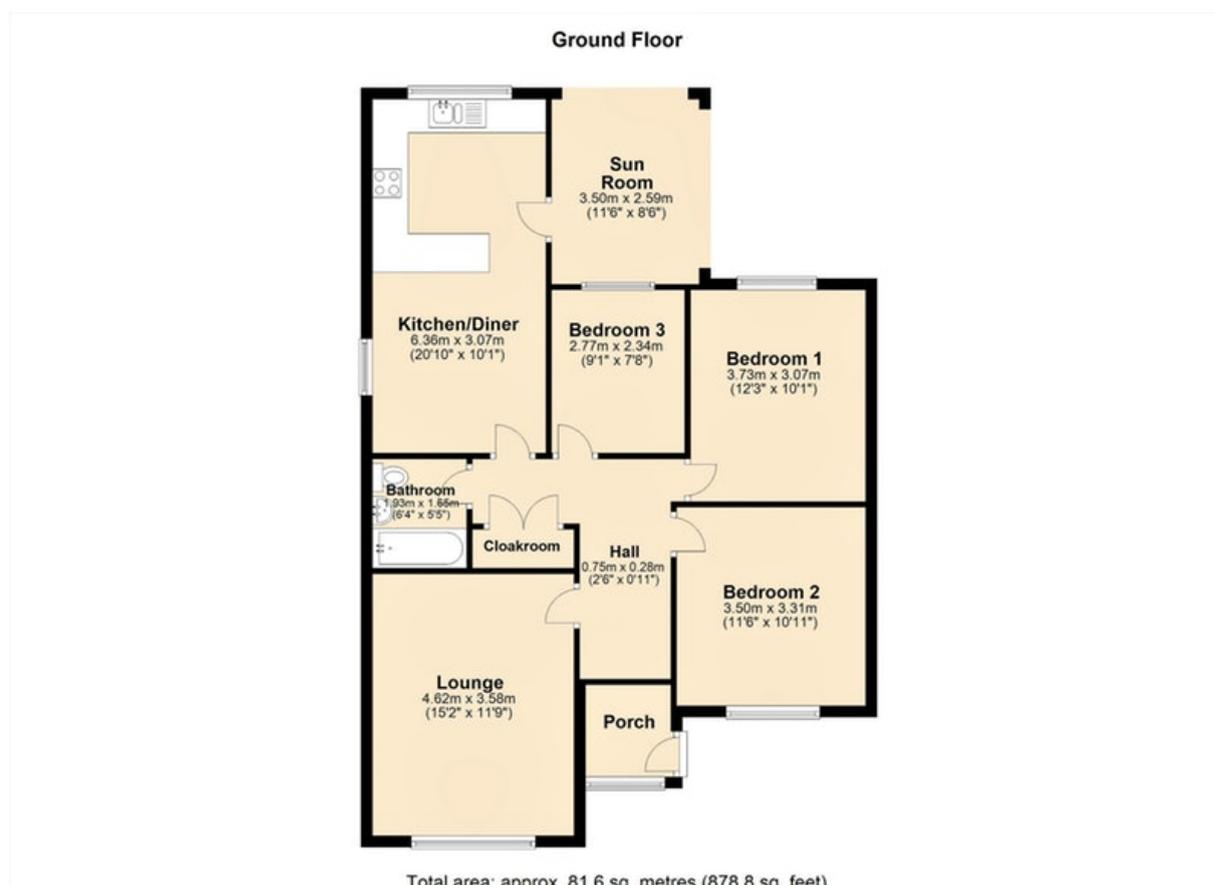
- **Property Age:** 55 years
- **Council Tax:** Band E (£1809.28 per-annum)
- **Double Glazing:** All
- **Heating:** Gas
- **Parking:** Single Garage and Driveway



Recently reduced for a quick sale

Located down a private and quiet residential cul-de-sac, with no through-traffic you can find this well-maintained three-bedroom detached bungalow. Set in Hawarden, just a short distance from Ewloe and many convenient amenities, this home would be ideal for anyone needing to be close to the A55, other transport links, and a range of well-regarded schools and community facilities. With quick access to Chester's historic city centre, as well as the Wirral and North Wales. To the front of the property, there is a concrete and block paved driveway providing off-road parking for multiple vehicles, perfect for anyone with a Motor Home or Caravan as well as gated side access to the rear, and access to the separate garage. The property is covered from the road by high hedgerows for a private outlook. Enter through the newly-roofed porch, through into the welcoming reception hallway, boasting varnished wood flooring and a double-opening cloakroom. There is a spacious lounge to the front, again with hard-wood flooring and a brick fireplace. Two double bedrooms run from front to back, the master of which looks out onto the landscaped rear garden, as well as a further smaller bedroom. There is a modern and stylish family bathroom, fully tiled with a three-piece suite. To the rear, is a large, open and fully-tiled kitchen/diner, comprising a range of units as well as integrated oven/hob, with space for further appliances, breakfast bar, and access to the rear garden. The vendors have recently had a brand new Worcester boiler fitted with 5 year guarantee. There is a large loft with potential for another bathroom and bedroom subject to consent. The kitchen opens out into a covered outside area (shown on floor-plan as Sun Room) ideal for enjoying the garden and entertaining. The garden itself consists of a variety of low-maintenance areas, including a large and varied raised decked area, raised pond with water feature, lawn area with gravel borders, as well as other outbuildings including a greenhouse, summerhouse and garage.

Floor plan:



Energy Performance Certificate:

Energy Performance Certificate



5, Vale Avenue, Hawarden, DEESIDE, CH5 3LB

Dwelling type: Detached bungalow	Reference number: 0066-2854-7464-9221-6465
Date of assessment: 24 June 2019	Type of assessment: RdSAP, existing dwelling
Date of certificate: 24 June 2019	Total floor area: 69 m ²

Use this document to:

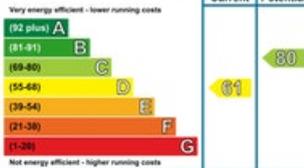
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,331
Over 3 years you could save	£ 501

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 156 over 3 years	<div style="border: 2px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 501 over 3 years</p> </div>
Heating	£ 1,833 over 3 years	£ 1,509 over 3 years	
Hot Water	£ 246 over 3 years	£ 165 over 3 years	
Totals	£ 2,331	£ 1,830	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Current	Potential
61	80

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 252
2 Low energy lighting for all fixed outlets	£25	£ 84
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 84

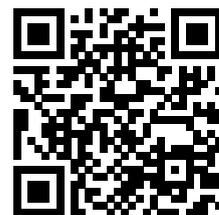
See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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MISREPRESENTATION ACT, 1967.

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