



58a Green Lane Estate

Sealand, CH5 2NB


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Fixed Price **£160,000**

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58a Green Lane Estate Green Lane

Sealand, Deeside, CH5 2NB

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

A well presented two doubled bedroom semi detached house set in a popular residential estate in Sealand offering excellent access to the A494, A55 and M56 which allows great accessibility to Chester, Liverpool, Manchester and North Wales.

A perfect first home, buy to let investment or small family home its offered in modern condition with a stylish kitchen and bathroom, double glazed throughout and warmed with gas central heating

With front and rear gardens plus off road parking, this property is also available CHAIN FREE



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Lounge

13' 4" x 11' 6" (4.06m x 3.51m)

PVC double glazed window to the front aspect with woodland views, wall mounted radiator, stairs to the first floor, alcove bookcase area, wood panelled door opening to the kitchen/diner

Kitchen/Diner

16' 4" x 9' 1" (4.98m x 2.77m)

A range of modern wall, drawer and base unites, stainless steel 1.5 bowl sink unit with mixer tap, plumbing for washing machine, space for tumble dryer and space for a fridge freezer. Worktop with inset gas hob with oven under and extractor hood over. Tiled splashbacks, wall mounted combination boiler, PVC double glazed window to the rear. PVC double glazed door opening to the rear boot room

Boot Room

5' 9" x 4' 1" (1.75m x 1.24m)

Decorative obscure PVC double glazed door to the rear garden, storage cupboard housing meters

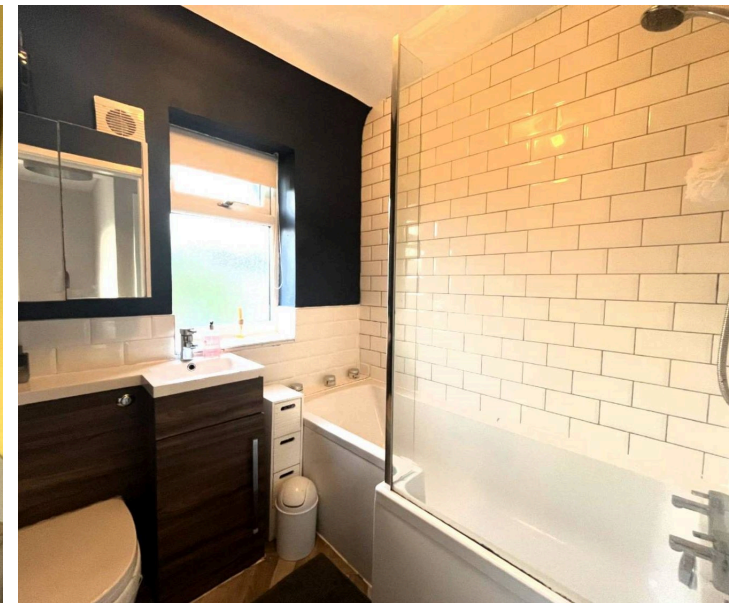
Landing

PVC double glazed window to the side aspect, access to the roof space, wood panelled doors to bedrooms and bathroom

Family Bathroom

6' 2" x 5' 9" (1.88m x 1.75m)

A modern suite comprising a P shaped bath with electric power shower plumbed in over, vanity wash hand basin with cupboards under and enclosed cistern WC. Part tiled walls, wall mounted radiator



Bedroom Two

10' 0" x 9' 1" (3.05m x 2.77m)

PVC double glazed window to the rear, wall mounted radiator

Bedroom One

16' 4" x 11' 6" (4.98m x 3.51m)

PVC double glazed window to the front with woodland views, wall mounted radiator

Important Information

The property is for sale FREEHOLD, however the estate is a privately owned one and each house pays a monthly service charge which covers the maintenance of the estate including communal lawn areas and children's playground. The service charge is currently £594.12 per annum





FRONT GARDEN

Set back from the road with a pathway leading to a front garden laid to lawn

REAR GARDEN

Laid to lawn with timber fencing surround, timber gate to the side, timber gate to the driveway. Outside tap, paved patio area

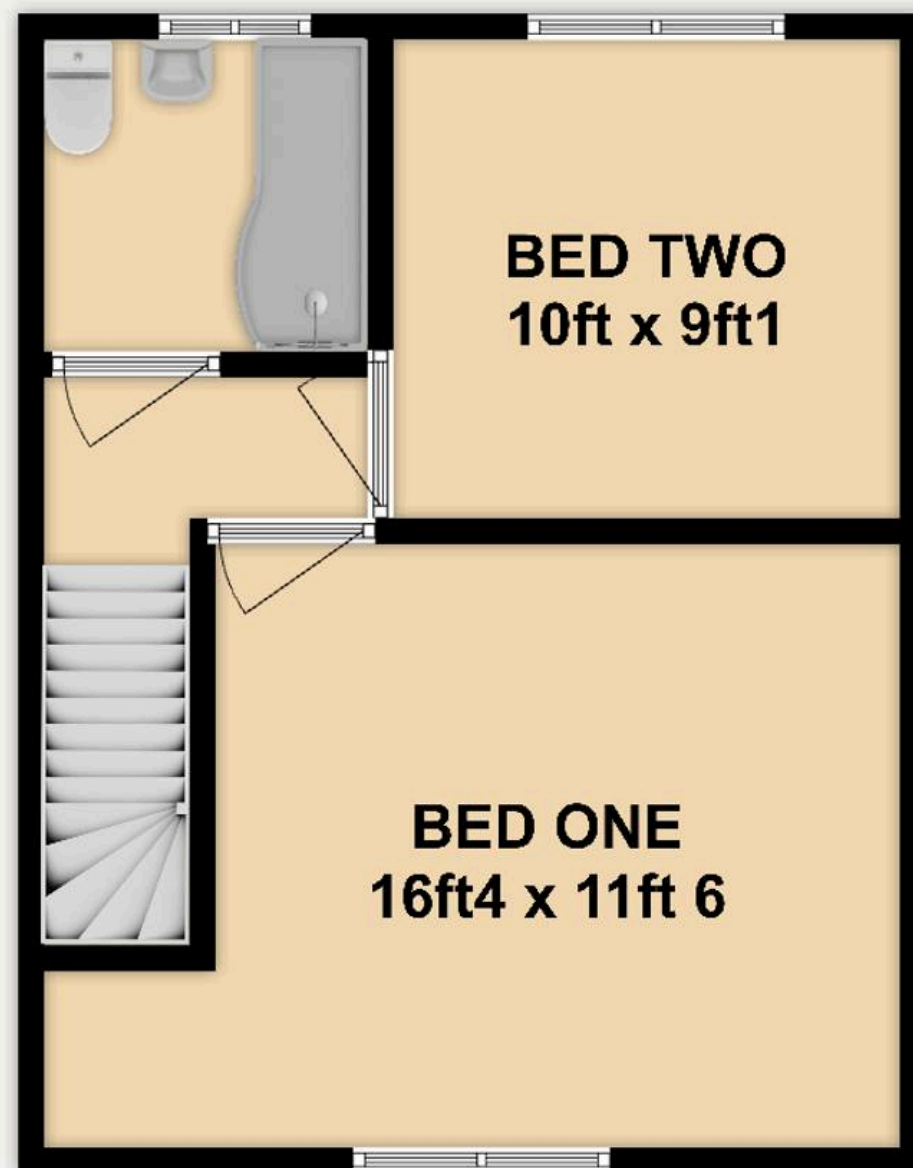
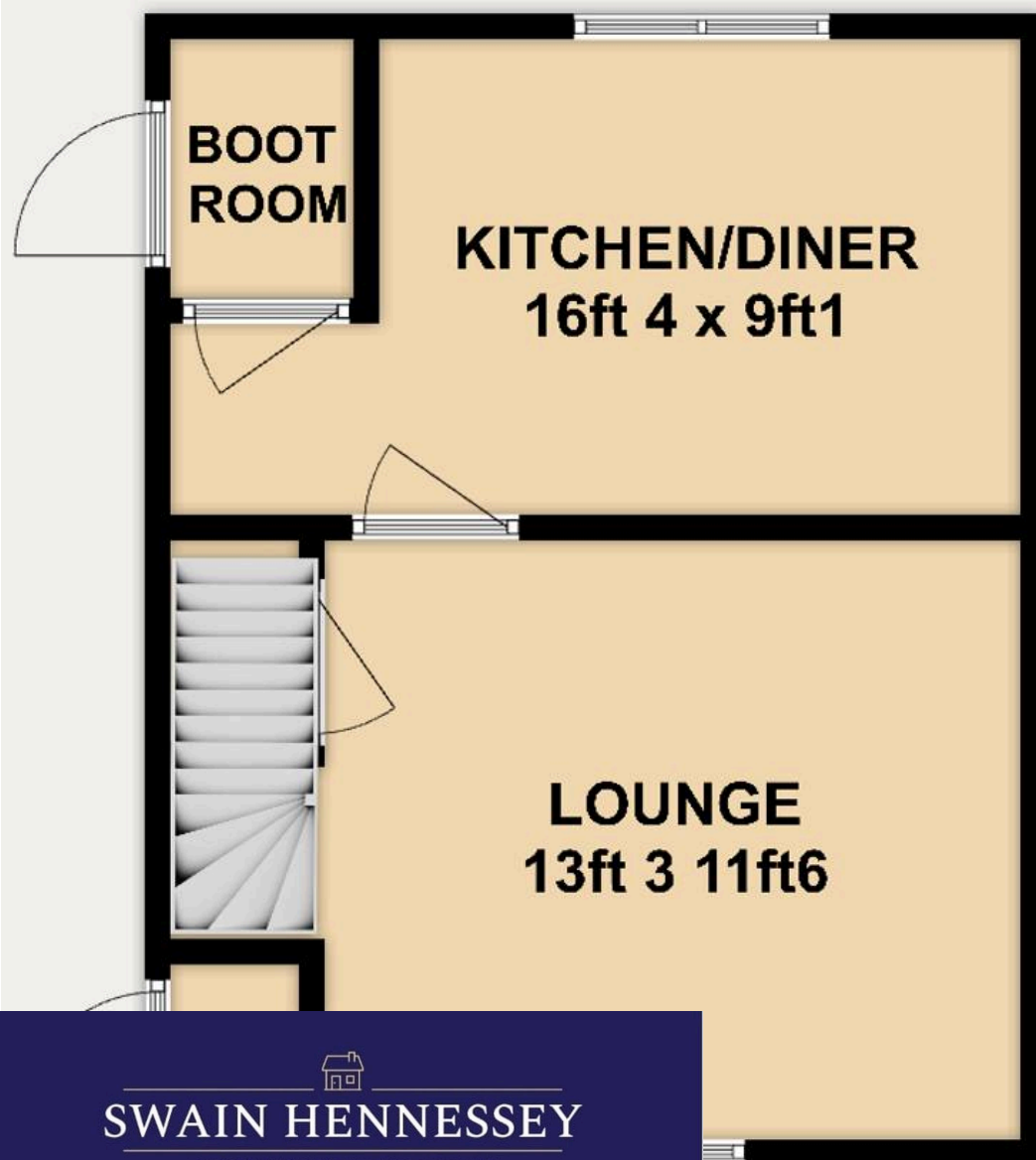
DRIVEWAY

2 Parking Spaces

Set at the rear of the property with access to the rear garden via a timber gate








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Swain Hennessey Estate Agents on 01352 741 821 to arrange a viewing

Have a property to sell? Please call us to arrange a free, no obligation sales valuation of your property

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