



1 Groomsdale Cottages Groomsdale Lane, Hawarden

£350,000 Freehold

A delightful semi-detached cottage • Available with the benefit of no onward chain • Highly sought after village location • Kitchen, dining room and spacious lounge / sitting area • Three double bedrooms and family bathroom • Gas central heating and hardwood double-glazing • Private and enclosed rear garden with sunny aspect • Close to local amenities & commuter routes



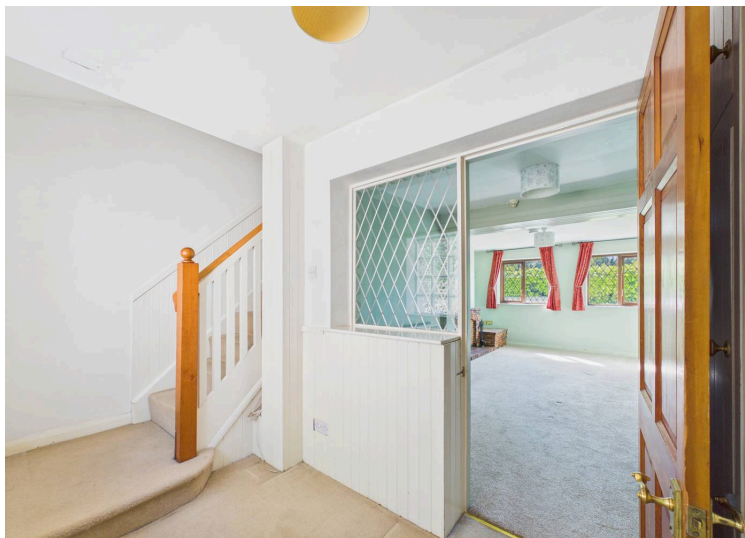
Charming three bedroom semi-detached cottage in sought-after Hawarden. No chain. Spacious, large sunny garden, close to amenities and transport. Ideal family home.

Council Tax band: F

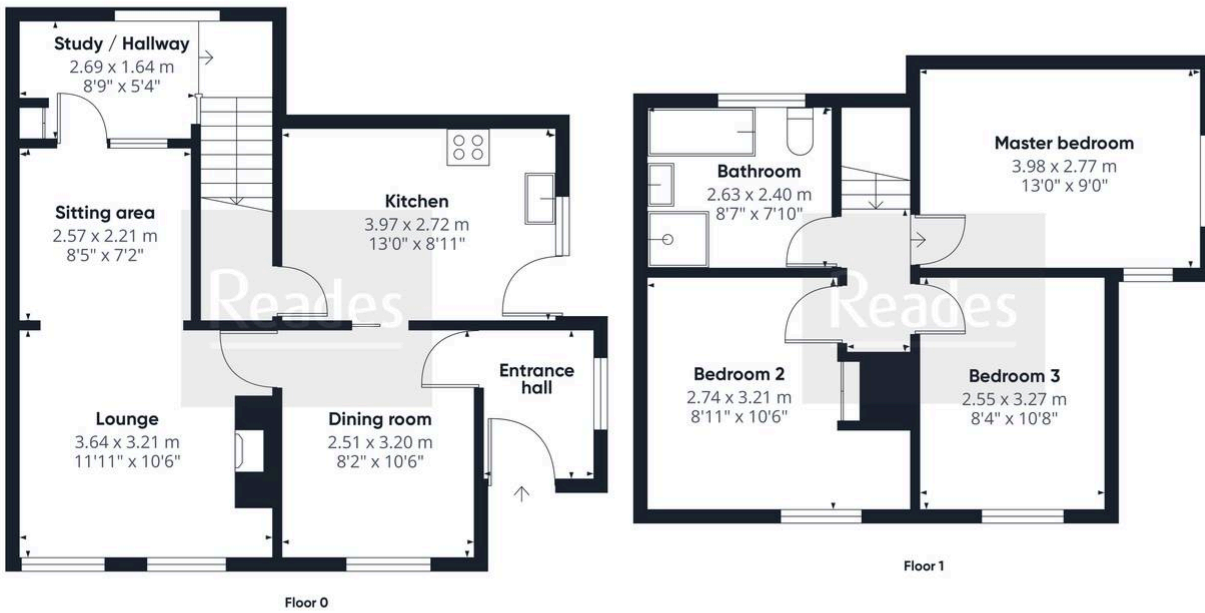
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:







Approximate total area⁽¹⁾
85.1 m²
913 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Left hand garage is not included in the sale, vendor is potentially open to leasing the garage if needed but please ask the office for further information.

Please call 01244560745 for any further questions or to arrange a viewing.

Reades

