

Jones & Redfearn

Wesley Haslam (1878) & Eastlands (1951)

Estate Agents, Valuers and Auctioneers
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The Property Ombudsman Registration Number - N00766-0

REDUCED

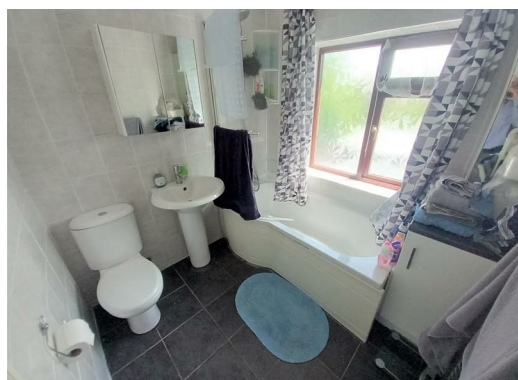
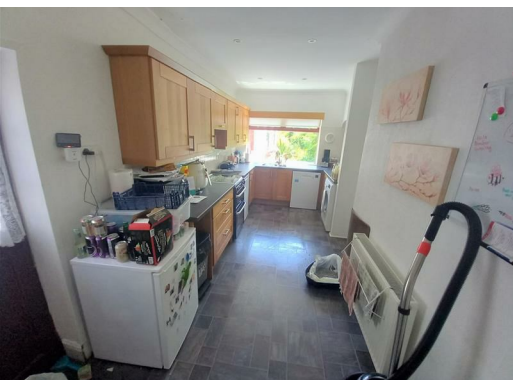


5 Handsworth Crescent, Rhyl, Denbighshire LL18 4HP

Offers Around £165,000

Located in a good residential location and conveniently sited for local Schools, Botanical Gardens and Rhyl Sports Centre an opportunity to acquire a 3 Bedroom Semi Detached Family Home. Briefly affording the following accommodation: Entrance Hall, Lounge, Dining Room and Kitchen. To the First Floor are 3 Bedrooms and a Family Bathroom. Garden areas to the front and rear and driveway providing off road parking and access to the Garage.

The property also benefits from double glazing and Gas Central Heating.



Part sealed unit double glazed door with matching side panels leads to

Hall

Radiator, power point, carpet and stairs off. Under stairs cupboard housing the gas fired combination central heating boiler.

Lounge

19' x 11'8(into bay window) (5.79m x 3.56m(into bay window))

Stonework fireplace with tiled hearth having living flame coal effect gas fire set upon and matching plinths to either side. Radiator, power points, carpet and sealed unit double glazed window to the front. Archway to

Dining Room

15'10 x 11' (4.83m x 3.35m)

Power points, radiator, carpet and twin sealed unit double glazed French doors to the rear garden with matching side panels.

Kitchen

18' x 6'10 (5.49m x 2.08m)

Fitted out with a range of base units and matching wall cupboards having timber fronts complimented by formica topped work surfaces with tiled splash backs. Stainless steel sink unit with rinsing sink, single drainer and mixer tap. Space and point for gas cooker. Space and plumbing for automatic washing machine and tumble dryer. Radiator, coved ceiling with inset downlighters and extractor hood over cooker point set within canopy. Plumbing for automatic dishwasher, laminate flooring and sealed unit double glazed window overlooks the rear garden. Built in under stairs cupboard and part glazed door to the exterior.

FIRST FLOOR LANDING

Carpet, power points and sealed unit double glazed window.

Bathroom

Fitted out with a three piece white suite comprising of shaped panelled bath with shower mixer tap and curved splash screen, pedestal wash hand basin with tower tap and close couple WC. Chrome effect ladder style radiator, storage cupboard, two mirror fronted cupboards, laminate flooring and tiled walls. Sealed unit double glazed window to the rear.

Bedroom 1

14'(into bay window) x 9'10(to chimney breast) (4.27m(into bay window) x 3.00m(to chimney breast))

Built in cupboard with louvre doors, radiator, power points, laminate flooring and sealed unit double glazed window to the front.

Bedroom 2

11'10 x 11' (3.61m x 3.35m)

Radiator, power points, carpet and sealed unit double glazed window overlooks the rear garden.

Bedroom 3

7' x 7' (2.13m x 2.13m)

Power points, radiator, laminate flooring and sealed unit double glazed window to the front.

Exterior

To the left hand side are double timber gates giving access to the driveway which leads to the Garage. To the front is a paved and concreted area providing parking and access through the double timber gates. The front garden is gravelled with mature shrubbery. Good sized rear garden with mature shrubs. Paved area adjacent to the Garage.

Garage

Metal up and over door and two uPVC double glazed windows.

Directions

From the Agents office proceed along Russell Road taking the second right onto Bath Street and at the junction turn left onto Brighton Road. Proceed along over Grange Road bridge and onto Grange Road. Continue along passing the school on the left hand side follow the road around and take a first right into Grosvenor Avenue and take the first left into Merilyn Road and first right into Weaver Avenue and take the second left into Handsworth Crescent and Number 5 can be seen on the right hand side.

Agents Notes

Please Read Carefully

- 1. All dimensions are approximate and no SERVICES or APPLIANCES have been tested.
- 2. These details are prepared in the firms capacity as Estate Agents and express our opinion as the property existed on the day of inspection.
- 3. Any interested party is advised to obtain independent advice on the property prior to a legal commitment to purchase.
- 4. All viewings and negotiations are to be carried out through The Agents.
- 5. This sales detail is protected by the Laws of Copyright.
- 6. Any prospective purchaser of this property will be required to provide formal confirmation of identity and finance to comply with legal regulations.
- 7. Details prepared 21st June 2023
- 8. We can confirm that Jones & Redfearn Estate Agents are members of The Property Ombudsman Scheme with Reference Number - N00766-0
- 9. ANY OFFERS SUBMITTED ON THIS PROPERTY NEED TO BE ACCOMPANIED BY WRITTEN PROOF OF FINANCE.
- 10. Council Tax Band - C - FREEHOLD

