



Avondale Aston Hill Deeside, Flintshire CH5 3AH

Are you looking for a versatile dormer bungalow that's got outstanding views filled with character, flexibility offering a variety of configurations, two lounges, separate dining room, an enclosed secluded rear garden, a double garage/workshop with inspection pit.....then we have a fabulous NewHome4U

- ELEVATED POSITION DOUBLE FRONTED PERIOD DORMER BUNGALOW
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- SEPARATE DINING ROOM
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- FAR REACHING VIEWS OVER CHESHIRE PLAIN
- TWO SEPARATE LOUNGES
- FAMILY BATHROOM AND AN ADDITIONAL SHOWER ROOM
- VERY VERSATILE ACCOMMODATION
- *** CHAIN FREE ***
- DOUBLE GARAGE/WORKSHOP WITH INSPECTION PIT

Offers in excess of £195,000

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**** Have you got a place to sell? Talk to New Home 4U, which is an 'Award Winning' Estate Agent for 'Exceptional Sales' for the past 2 years that puts us in the TOP 3% of Estate Agents in the UK, backed by Rightmove and The Property Academy ****

Do you like the photos? Then maybe you would like to view this home? One of the best things about New Home 4U is, we OPEN 7 DAYS a WEEK and are physically in the office just so that you can view, "like no other estate agent in Flintshire".

In the distant days before the construction of the Queensferry bypass, Wales bound traffic was forced along what is now the Old Aston Hill, bringing unwelcome noise and pollution. Today however things are very different, to the extent that during my recent visit to this home when I spent a good 20 minutes at the property, I counted two cars passing one of which was driven by the colleague I had arranged to meet so as you see, traffic noise is no longer an issue.

This home is set up on the bank on one side of the road, overlooking extensive views of the Cheshire plain towards Helsby Hill and beyond but first impressions raise the question of where to park. Happily this is not the problem it initially seems, as alongside the garden is a small feeder road leading up behind the home to where we find the double garage and extensive additional parking for occasional visitors.

Approaching the home from the front we come up a concrete path between two areas of lawn surrounded by hedges to three sides. The door is situated on a small covered veranda in between two large bay windows where the pair of fully glazed doors allows access into the outer entrance lobby. This is floored in original quarry tiles and provides the perfect spot for hanging wet overcoats that have no place further into the home. Moving further in through the second semi glazed door we come into the inner hallway with its typical Olde English 'Grasmere' style patterned floor tiles which remain a delightful period feature and are in excellent condition.

To the right is a door into the main lounge, a cosy space with fine views over the front garden via the deep bay window. The main focal point of the room remains the splendid dark wood Victorian style fireplace with its electric log effect fire, though this is probably unnecessary owing to the oil fired central heating. Moving back into the hall there is the family bathroom at the far end. To be strictly accurate this is a shower room which is fully tiled on both floor and walls and provides a unitary hand basin with storage beneath, a lavatory and a large shower tray surrounded by a traditional curtain and with an electric shower unit above.

Conveniently sited beside here is the main bedroom, featuring one complete wall of mirror fronted fitted wardrobes, leaving masses of space for the double bed with its twin bedside cabinets. Alongside here is where this home begins to assert its originality with a room that is difficult to indentify. With a floor that is half carpet and half ceramic tiles, the ceramic portion features an electric living flame effect fire and a set of sliding patio doors overlooking the rear garden and a door into another family bathroom, this one with a traditional bath along with the expected hand basin and lavatory. Adding to the choices as to the purpose of this room, there is a serving hatch through into the adjacent kitchen. It really is a room for whatever use you select, because it fulfils most criteria imaginable.

The other end of the hall reveals the second lounge with its open coal fire. This mirrors its partner in size and outlook, with an identical bay window. Whether or not your family can justify two lounges is open to debate but if not and you have the need for further bedroom space, it would make a splendid double room which further accentuates the versatility of this home.

The remaining door off the hall opens into the dining room with its attractive quarry tiled solid floor. This is an interesting and quirkily laid out room, kept bright by the twin side facing windows. There is space for a good sized dining table placed centrally while the far end of the room features kitchen style fitted units along one complete wall. This becomes a less idiosyncratic choice when you see the solid fuel Rayburn cooker adjacent, providing not only heat but an alternative cooking source if required.

A staircase leads from here to the upstairs bedroom, an excellent sized double room with large dormer window offering outstanding views across the plain towards Helsby Hill. The room has very much of a cottage atmosphere afforded by the shape of the ceiling which follows the roof line, but without any loss of headroom. A couple of what I can only describe as Hobbit doors give access to the roof storage space in the eaves, while a mirror fronted fitted wardrobe sits in one corner with a convenient hand basin alongside.

Returning to the dining room another door beside the Rayburn reveals the kitchen. This is a sizeable space with units fitted to three sides and where the previously mentioned serving hatch opens through into the adjacent 'room for all seasons'. All the kitchen units are in excellent condition and provide for an integrated fridge and freezer and free standing cooker. Beyond the bank of units at the far end we move into a sort of utility room area housing the automatic washing machine and an additional sink and drainer before coming to the back door.

This opens onto a small patio area running across the rear of the home past the sliding patio doors and which is shielded from the garden by a thick bank of shrubbery. In the centre of this are a couple of steps leading to a path across the full width lawn with the garage at its far end. The garden offers complete privacy being surrounded by substantial hedges, shrubs and small trees while a large greenhouse sits against one side, providing endless amusement for the green fingered amongst us. Those with more oily fingers are also catered for in the large double garage with its attached workshop space and inspection pit where at the risk of sounding sexist, boys can play with their toys.



Useful information:

COUNCIL TAX BAND: E
ELECTRIC & OIL BILLS: TBA
WATER BILL: TBA

NB: Figures based on current owner's usage.

****PLEASE NOTE**** Photos are taken with a WIDE ANGLE CAMERA so PLEASE LOOK at the 3D & 2D floor plans for approximate room sizes as we don't want you turning up at the home and being disappointed, courtesy of planstosell.co.uk:

All in all this is a home so versatile that to use that term alone is almost an insult. There are rooms that almost defy categorisation, being able to cater for whatever you may choose for the individual needs of your particular family. There are many period features that give the home real character while ensuring bragging rights in the pub because wherever your friends live, not one will have a home like this. Although on what was once a main road, this now carries so little traffic that it resembles a cul-de-sac and provides peace and serenity, something further accentuated by the panoramic views. If quirky individuality features anywhere on your 'must have' list, this one makes essential viewing.

Now, 'unlike the other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office, so that you can view this home when you want – but please respect the owners wishes, as they would yours and call us as we accompany every viewing – call 01352 837 837

Remember to check out our genuine 5 ***** STAR GOOGLE REVIEWS that have been added by 'real people like yourself' – If you like us, invite us round to value your home, it won't cost you a penny and we have over 30 years' experience in the industry to get you the best and most realistic price for your home – so we can tell you exactly what your home is worth today!

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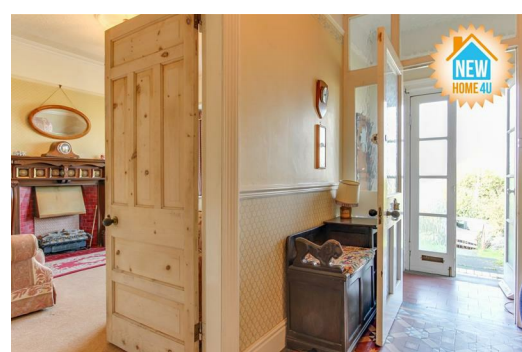
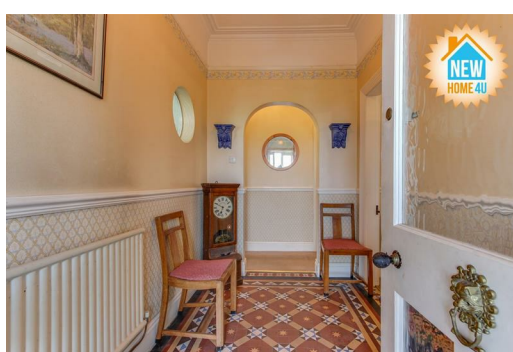
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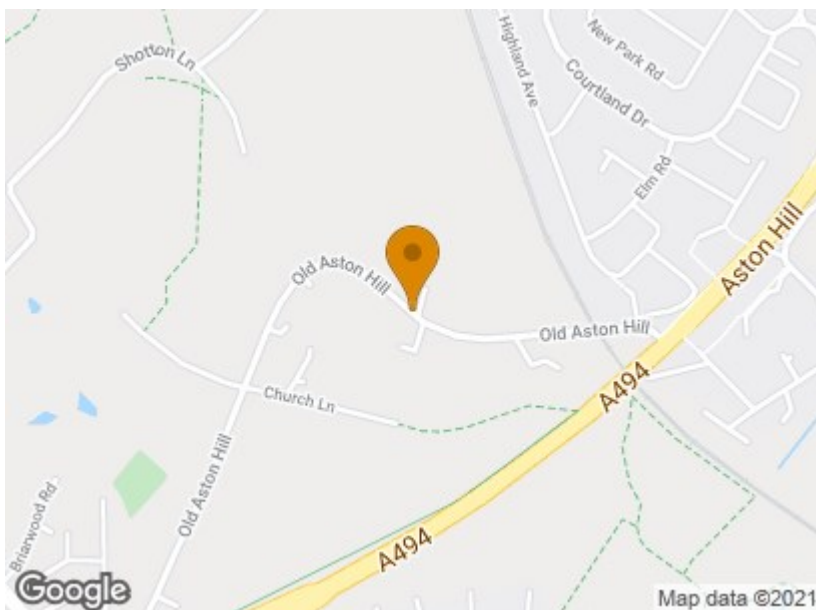
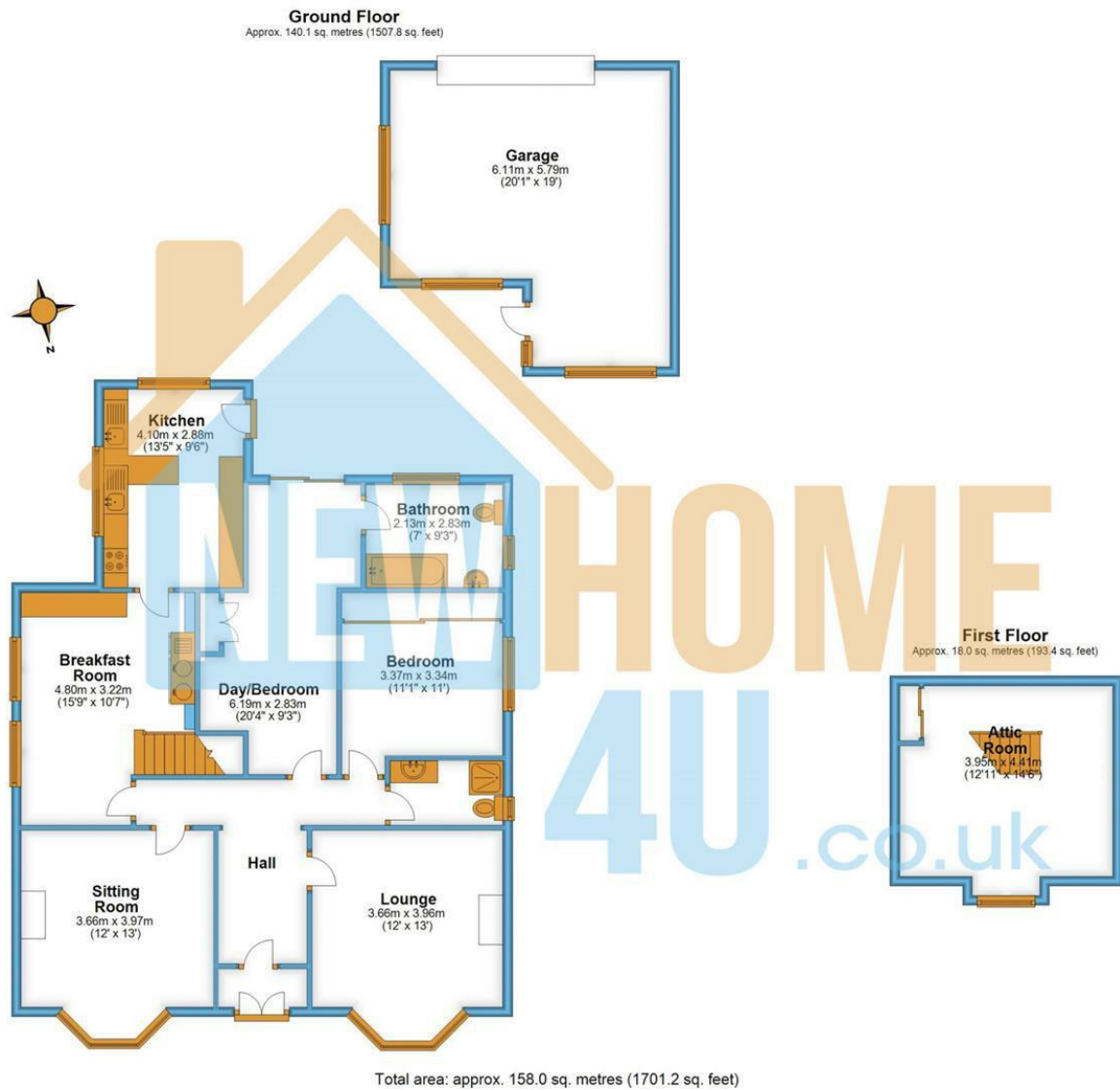
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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	