



**6 Thornfields, Shotton, Deeside,
Flintshire, CH5 1QF**

£215,000

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EPC - C70 Council Tax Band - D Tenure - Freehold

Thornfields, Deeside

3 Bedrooms - House - Semi-Detached

Available with No Onward Chain! This attractive and well maintained property in a quiet part of Higher Shotton offers three bedrooms, a modern bathroom, large kitchen with inbuilt appliances, open plan living room, dining room and snug, living room with feature fireplace, downstairs W.C, a driveway with off road parking and a private and enclosed and south facing rear garden that has been thoughtfully designed and benefits from countryside views to the rear. The property has recently been decorated to a high standard throughout, and has had new carpets fitted on the stairs, landing and bedrooms. This property could be perfect for first time buyers or young families alike.

Tenure: Freehold, EPC Rating: C-70, Council Tax Band: D



Accommodation

The property is accessed via a uPVC double glazed front door, leading into the entrance hallway.

Entrance Hallway

Having lighting, power, radiator and doors off.

W.C

4'8" x 3'1" (1.44 x 0.96)

A ground floor W.C with low flush W.C, hand wash basin with mixer taps over, heated towel rail, uPVC obscure glazed window to the front elevation and being fully tiled.

Kitchen

9'8" x 9'7" (2.97 x 2.94)

A good sized kitchen, having a uPVC double glazed window to the front elevation, wall, drawer and base units with worktops over, built in fridge freezer, dishwasher and NEFF oven, void for a dishwasher, four ring NEFF gas hob with hotpoint extractor hood over, tiled flooring, power, lighting, radiator, stainless steel sink with mixer tap over.

Living Room

16'8" x 13'0" (5.1 x 3.98)

With entrance via a decorative glass door and having an ornate fireplace with living gas flame fire and tiled hearth, two uPVC double glazed windows to the side elevation, power points, lighting, television aerial, decorative glass window to the snug, glass decorative double doors leading into the dining room.

Dining Room

10'4" x 8'6" (3.15 x 2.6)

A bright and open dining area with a uPVC double glazed window to the side elevation, double glazed uPVC patio doors leading out to the rear garden, power points, lighting and being open plan with the snug.



Snug

9'8" x 6'7" (2.95 x 2.03)

A light yet cosy room overlooking the rear garden, having a double glazed uPVC window to the rear, a polycarbonate roof, storage heater, power points and lighting.

Bedroom One

13'5" x 9'8" (4.09 x 2.96)

A generous double bedroom with two double glazed uPVC windows to the front elevation, storage cupboard, power points and lighting.

Family Bathroom

7'0" x 5'6" (2.15 x 1.7)

A fully tiled bathroom with heated towel rail, radiator, wall mounted mirror with lighting, hand wash basin with mixer taps over, low flush W.C, bathtub with mixer taps over and wall mounted shower including a waterfall shower head and an in built tiles shelf and a uPVC double glazed and obscure window to the side elevation.

Bedroom Two

12'5" x 8'7" (3.8 x 2.63)

A good sized double bedroom with a uPVC double glazed window overlooking the rear elevation, a full width fitted wardrobe, sloped roof to the rear aspect either side of the window, power points, radiator and lighting.

Bedroom Three

8'2" x 7'10" (2.5 x 2.4)

Having a uPVC double glazed window overlooking the rear garden, lighting, power points and radiator.

Outside

The property benefits from a driveway with ample off road parking, a small lawned area to the front with paved steps leading to the front door.

The rear garden is well kept and easy to maintain with a patio area leading off from the dining room and a raised lawn area. There is a useful log cabin style shed that benefits from electrics inside for storage and a pathway around the side from the driveway providing rear access.

Description

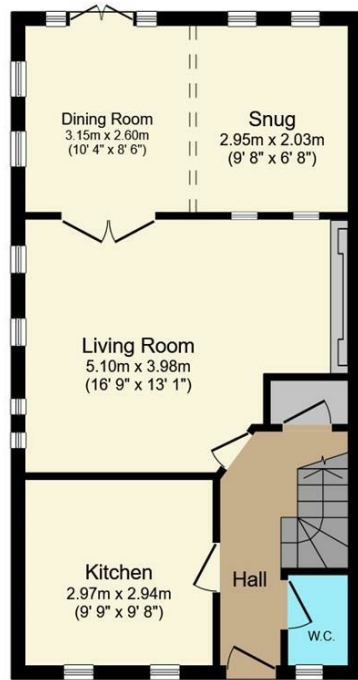
Thornfields is located on a quiet cul-de-sac in Higher Shotton, less than two miles from Wepre Park and with plenty of amenities within walking distance such as a local pub and high street. The property benefits from countryside views and has easy access to local bus routes and Shotton train station as well as scholls and play areas, making this a great area for young families.

Directions

From our Mold office, follow Chester St to Mold Byp/A494 for 3 min (0.7 mi). Then follow A494 to Plough Ln in Deeside

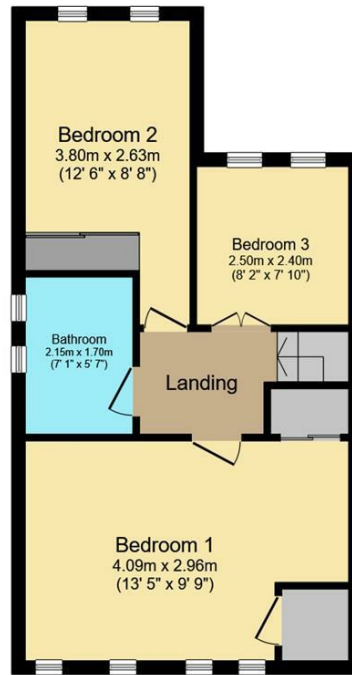
7 min (5.0 mi), before taking Clwyd St, Central Dr and Shotton Ln to Thornfields 3 min (0.8 mi).





Ground Floor

Floor area 51.5 sq.m. (554 sq.ft.)



First Floor

Floor area 45.7 sq.m. (492 sq.ft.)

Total floor area: 97.2 sq.m. (1,046 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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