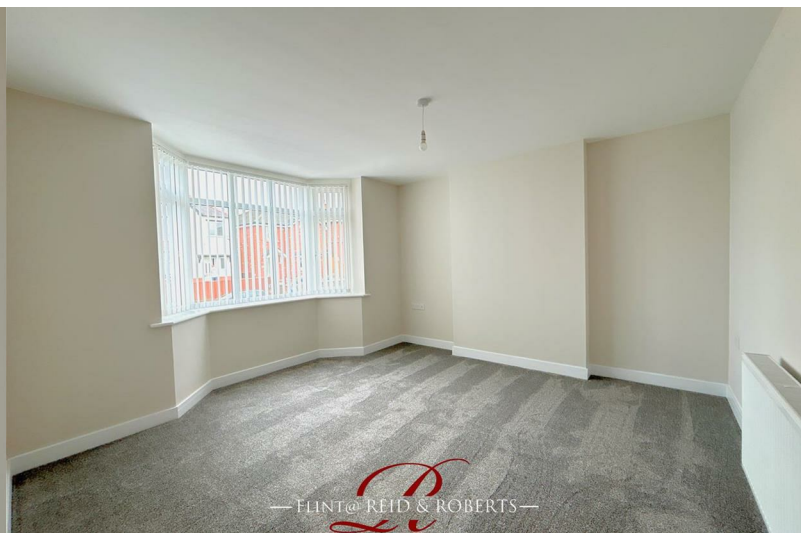




74 Shotton Lane

Shotton, Deeside, CH5 1QW

£285,000



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Accommodation Comprising:

Steps up to:

Upvc double glazed black door with opaque glass side panel opens to:

Entrance Hall

Stairs leading to the first floor accommodation, luxury vinyl flooring in a herringbone pattern, double panelled radiator, built in storage cupboard with Upvc double glazed window to the side and housing the electric meters.

Doors into:

Lounge

12'7 x 13'2 (into bay) (3.84m x 4.01m (into bay))

Light and spacious room with an abundance of natural light from the large Upvc double glazed bay window to the front elevation, double panelled radiator and carpeted flooring.

Family Room

12'7 x 11'8 max measurement (3.84m x 3.56m max measurement)

Built in media centre with ariel socket and space for a wall mounted t.v, feature storage insets, luxury vinyl flooring in a herringbone pattern. and double panelled radiator.

Opening to:

Kitchen/Diner

20'6 x 13'4 (6.25m x 4.06m)

Contemporary fitted kitchen housing a comprehensive range of wall, base and drawer units with square edge quartz worksurface's, inset and ana a half bowl stainless steel sink with mixer tap over and engraved drainer, built in appliances including: eye level double oven, microwave, fridge freezer and dishwasher, 4 ring gas range style hob with feature extractor, Metro splash back tiling, Upvc double glazed window to the rear elevation over looking the rear garden, Upvc double glazed French doors, three electric opening Velux windows and luxury vinyl floor tiling.

Utility Room

7'3 x 4'5 (2.21m x 1.35m)

Void and plumbing for washing machine and drier, work surfaces, wall mounted Vaillant boiler, luxury vinyl floor tiling and door into:

Cloakroom W/C

Two piece cloakroom suite comprising: Vanity wash hand basin with storage beneath, low level dual flush w/c, Metro splash back tiling, wall mounted towel heater and luxury vinyl flooring.

First Floor Accommodation

Landing

Upvc double glazed window to the side elevation, loft access hatch and carpeted flooring.

Doors into:

Bedroom One

12'7 x 13'6 (into bay) (3.84m x 4.11m (into bay))

Large Upvc double glazed bay window to the front elevation, double panelled radiator and carpeted flooring.

Bedroom Two

12'8 x 11'8 (3.86m x 3.56m)

Upvc double glazed window to the rear elevation, double panelled radiator and carpeted flooring.

Bedroom Three

7'8 x 6'8 (2.34m x 2.03m)

Upvc double glazed window to the front elevation, single panelled radiator and carpeted flooring.

Bathroom

8'7 x 7'8 (2.62m x 2.34m)

Contemporary three piece white suite comprising: Panelled bath with central mixer tap, wall mounted thermostatic shower and glazed screen, fluted vanity wash hand basin with storage beneath and low level, dual flush w/c. Upvc double glazed frosted window to the side elevation, luxury vinyl tiled flooring and modern ?metro tiling in a herringbone pattern.

Outside

The property is approached via stone paved steps with a decorative brick wall, hard standing for 2 vehicles (the kerb is due to be dropped to provide access) and a paved pathway leading to the front entrance, The pathway continues to the side where a wooden gates provides access to the rear garden.

The garden to the rear of the property is mainly laid too lawn

Tel: 01352 762300

with a stone paved patio and bound to all sides with wood fence panelling.

To Arrange A Viewing

Viewing via prior appointment through the Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : flint@reidandroberts.com

PLEASE NOTE:

The agents can accept no responsibility and appointments are carried out completely at viewers own risk.

Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

For more information or to book an appointment in the office or in the convenience of your own home, please call 01352 762300.

* Please Be Advised *

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Making An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing this property, contact this

office to make an appointment. The appointment is part of our guarantee to the seller. to insure financial qualification and funding is in place.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only. NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Opening Hours

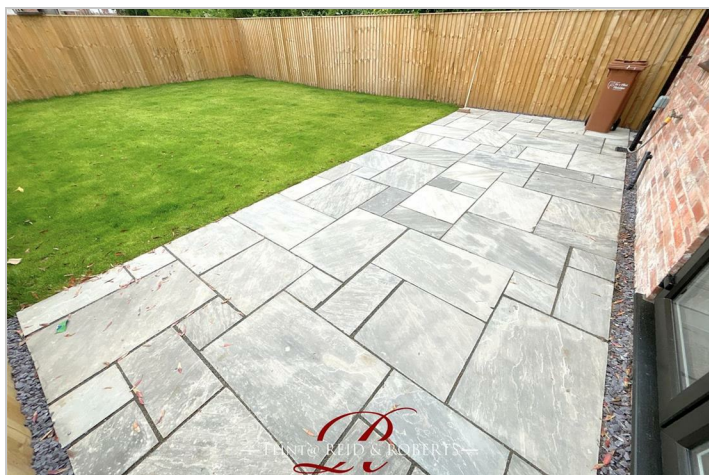
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



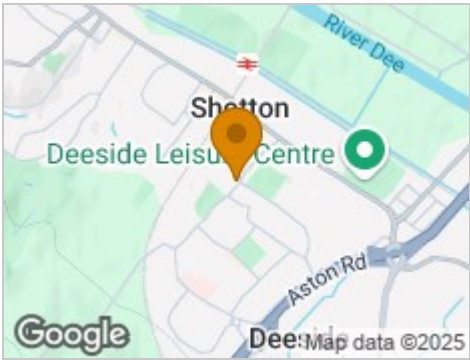
Road Map



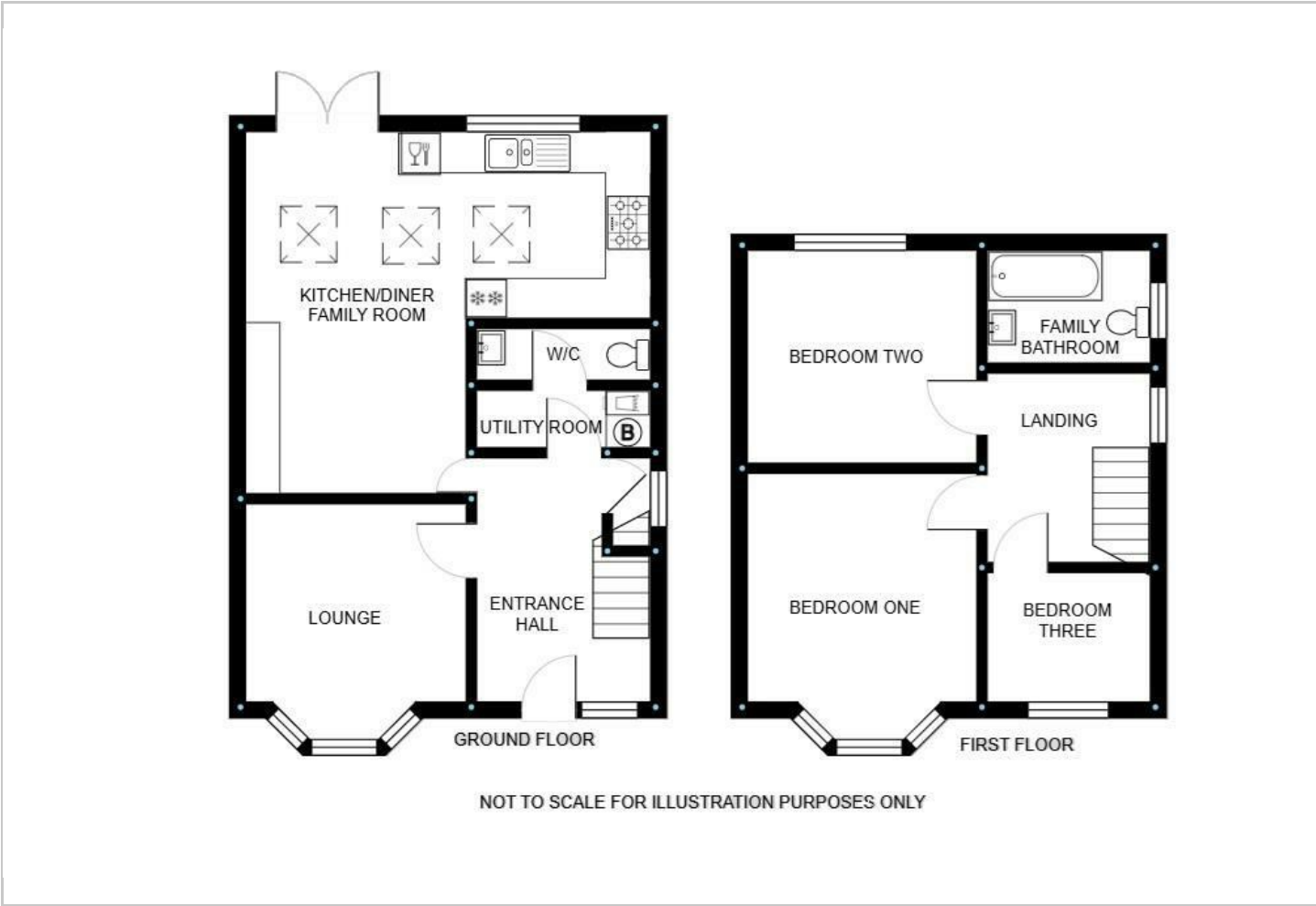
Hybrid Map



Terrain Map



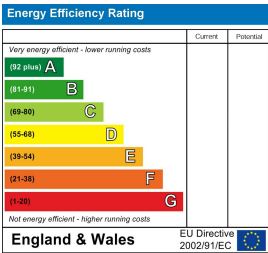
Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



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