



2 Viking Way

Connahs Quay, Deeside, CH5 4JW

£189,950



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Summary Description

****Three Bedroom Semi Detached House**** ****Popular Residential Area****
****Ideal Family Home****

Reid and Roberts Estate Agents are delighted to welcome to the market this Three Bedroom Semi Detached House situated in the heart of a popular residential area of Connah's Quay and close to local amenities. The property could benefit from slight modernisation but would make an ideal family home.

The accommodation briefly comprises of; Entrance Hall, Living Room, Modern Kitchen, and Dining Room to the ground floor, with Three Bedrooms and Family bathroom to the First Floor. The Garden Benefits from ease of maintenance and provides access to the Detached Garage. The property also benefits from gas central heating and double glazing throughout.

Situated in the popular area of Connah's Quay, which offers a wide variety of shops, with easy access to lots of Ofsted approved primary schools to include Wepre CP Primary, Golftyn Primary, Ewloe Green CP Primary and many more. Along with Secondary Schools and recreational facilities. There are great transport links to Chester and the Northwest, with road links to the A55 including the Flint Bridge which connects Deeside Industrial area with the main commuter links to Chester and the main North West Region motorway's (M53, M56, M6, M60).

ACCOMMODATION COMPRISES

The property is approached via a paved driveway giving access to the front entrance.

A Upvc door with decorative inset and matching side panel opens into:

Entrance Hallway

With double panelled radiator, and access to first floor accommodation.

Wooden door with glazed inset lead into;

Lounge

13'8" x 13'9" (4.170m x 4.199m)

Well lit, spacious lounge with upvc double glazed window to the front elevation, double paneled radiator, aerial socket and phone point. Textured ceiling, wall mounted gas lit fire and folding door leading into:

Dining Room

8'2" x 8'2" (2.514m x 2.491m)

Upvc double glazed window to the rear elevation, textured ceiling and wood effect laminate flooring,

Kitchen

10'0" x 8'11" (3.066m x 2.734m)

Housing a range of wall and base units with complimentary work surfaces over, stainless steel sink unit with mixer tap over, splash back tiling, built in oven and grill, four ring gas hob with extractor hood over, integrated fridge, void and plumbing for dishwasher and washing machine and understairs storage cupboard. Recessed ceiling spotlights, tiled flooring, double glazed window to the rear elevation and upvc door leads to the rear garden.

FIRST FLOOR ACCOMMODATION

Landing Area

Double glazed window to the side elevation and doors leading to:

Bedroom One

11'0" x 10'10" (3.356m x 3.307m)

Having textured ceiling, upvc double glazed window to the front elevation, double panelled radiator.

Bedroom Two

10'6" x 9'1" (3.208m x 2.783m)

Fitted with a range of wardrobes and overhead cupboards, ample storage cupboard with wooden door housing the gas combi boiler, Upvc double glazed window to the rear elevation, double panelled radiator and textured ceiling.

Bedroom Three

6'8" x 6'2" (2.042m x 1.884m)

Upvc double glazed window to the front elevation, double panelled radiator and textured ceiling.

Family Bathroom

6'4" x 6'3" (1.951m x 1.917m)

Fitted with a three piece suite comprising of panelled bath with electric shower over and shower head attachment, wash hand basin and low level flush. Fully tiled walls, textured ceiling, tiled flooring, frosted double glazed window to the rear elevation and heated towel rail.

Outside

The property is approached via a paved driveway with a pathway leading to the front entrance. The is a lawned garden with hedge and

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fence borders. To the side of the property the driveway extends and leads to a single garage. To the rear you will find an enclosed garden mainly laid to lawn and bound by wood panelled fencing. A crazy paved pathway leads to a side entrance to the garage.

Garage

16'4" x 8'10" (4.99 x 2.71)

With Upvc door with frosted panel to the front.

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Rachel Forrester to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

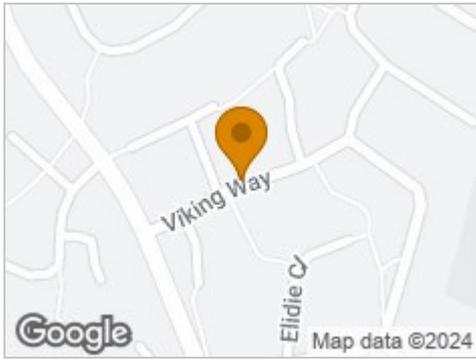
The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Viewings

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



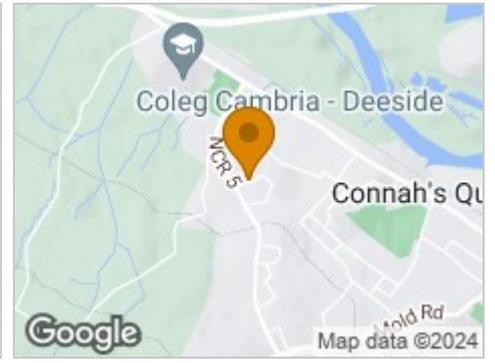
Road Map



Hybrid Map



Terrain Map



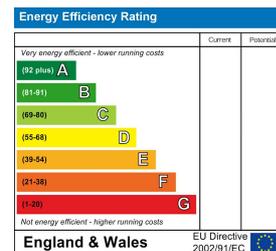
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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