



## 4 Summerdale Road

Queensferry, Deeside, CH5 1XB

Offers Over £200,000





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## Property Description

Reid & Roberts are delighted to offer This Charming and Versatile Semi-Detached home, ideal for families, first-time buyers, or those seeking a spacious and adaptable living environment. Situated in a quiet location, this property boasts ample off-road parking, a generous enclosed garden, and a variety of well-appointed living spaces that cater to modern family life.

From the moment you enter through the inviting enclosed porch, you are greeted by a warm and welcoming reception hall that sets the tone for the rest of the home. The property features a cosy lounge with a stylish electric fire, a well-equipped kitchen with adjacent dining and utility areas, and three generously sized bedrooms that offer flexibility for use as guest rooms, home offices, or dressing rooms. The first-floor accommodation includes a charming attic-converted loft room, perfect for use as an additional bedroom or creative space. The modern bathroom is tastefully finished, providing a comfortable and practical space for daily routines.

The property features a spacious and well-maintained rear garden with a paved patio area, ideal for outdoor dining, and a pathway leading to a mainly lawned area with mature shrub borders. Towards the end of the garden, there is a gravelled section with a raised decking seating area, perfect for relaxing. The garden is enclosed by wood panel fencing, offering privacy and a delightful outdoor space.

Situated close by to the bustling town of Queensferry and Shotton which offers a wide range of shops, public house, cafés and has a train station with a link to Coast, Chester and Liverpool. Shotton has two primary schools and a local High School. The A55 is close by being a close link to the main motorway networks across the North and North West region.

## Accommodation Comprises:

Double metal gates open on to a tarmac driveway leading up to the side entrance, White UPVC door with double glazed frosted panel and matching side panels opens into:

### Enclosed Porch

Wall light and UPVC door with double glazed frosted panels opens into:

### Hallway

'L' shaped hallway with textured ceiling, smoke alarm, under stairs storage cupboard and doors leading to:

### Lounge

The cosy lounge boasts an electric fire with decorative stones, set on a marble hearth with matching insert, surround and brass trim. It features a double glazed UPVC window to the front elevation, textured ceilings with a picture rail, two ceiling lights, and carpeted flooring.

## Kitchen/Dining Room

The kitchen is fitted with a range of wall and base units with complementary worktops, a stainless steel sink with a drainer, and space for a four-ring electric hob and oven with an extractor fan above. It includes splashback tiles, a double glazed UPVC window to the side elevation, and another frosted UPVC window. Wood-effect vinyl flooring to the kitchen, carpet to the dining area, space for a washing machine, and an under-counter fridge void. Central ceiling lights, textured and coved ceilings, and additional lighting above the sink area.

## Utility Room

The utility area includes base units with wood-effect vinyl flooring, painted exposed brick walls, a large pantry cupboard with shelving, UPVC double glazed window to the side elevation and a UPVC door with a frosted double glazed panel that leads to the rear garden.

## Hall

Stairs leading to the first floor accommodation, door into:

## Main Bedroom

Located off the kitchen via a sliding door, the main bedroom features coved ceilings, a wall-mounted electric heater, a double glazed UPVC window to the rear elevation with decorative top openers, and two built-in corner cupboards housing the immersion heater and additional storage.

## Bedroom Three/Dining Room

Accessed from the reception hall. Currently used as a dressing room, this space includes a recently carpeted floor and a double glazed UPVC window to the front elevation.

## Bathroom

The modern bathroom features a three-piece suite comprising a low flush W.C, a vanity unit with an inset sink and mixer tap, and a corner shower cubicle with a wall-mounted mains-powered shower and glass screen. The room is fully tiled, with vinyl flooring, a frosted double glazed UPVC window to the side elevation, and an extractor fan.

## First Floor Accommodation

### Bedroom Two

Situated on the first floor, this attic-converted loft room serves as the second bedroom. It features a vaulted ceiling, wood-panelled walls, large double glazed UPVC windows to the front elevation, an additional double glazed window to the rear, and carpeted flooring. A door provides access to the loft space in the eaves.

## Outside

### To The Front

The property is accessed through double metal gates that open onto a

tarmac driveway, providing ample off-road parking for several vehicles. The front garden is designed for easy maintenance, featuring a gravelled area with artificial grass and well-kept hedges along the borders, creating a neat and welcoming approach to the home. The driveway extends along the side of the property, offering access to the rear garden.

### To The Rear

At the rear, you will find a generously sized and beautifully maintained garden, perfect for outdoor living and entertaining. It includes a paved patio area, ideal for outdoor furniture and al fresco dining, alongside a practical garden shed. A paved pathway leads down to a predominantly lawned garden, bordered by mature shrubs that add a touch of greenery and privacy. Towards the end of the garden, a gravelled area with a raised decking provides a charming seating area, perfect for relaxing or hosting guests. The entire garden is enclosed by wood panel fencing, offering both security and a sense of seclusion.

This outdoor space is ideal for families, gardening enthusiasts, or anyone who enjoys spending time outdoors.

### 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 Lauren Birch or Holly Peers 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

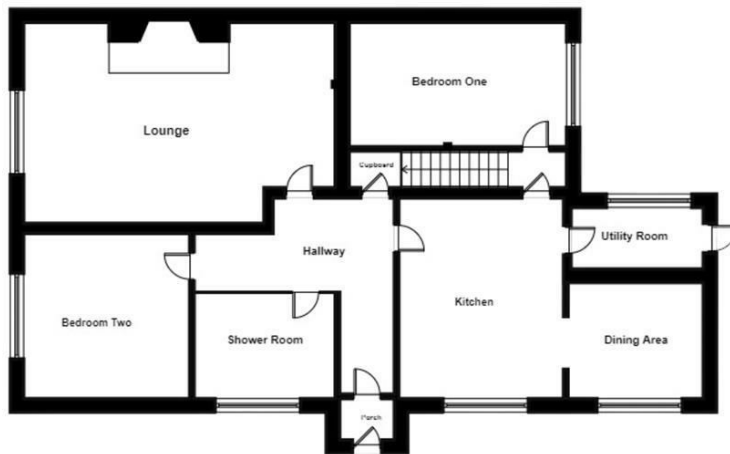


## Terrain Map

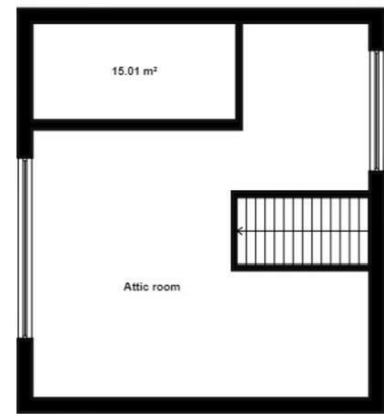


## Floor Plan

### Ground Floor



### First Floor



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INDEPENDENT ESTATE AGENTS

## 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

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	

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