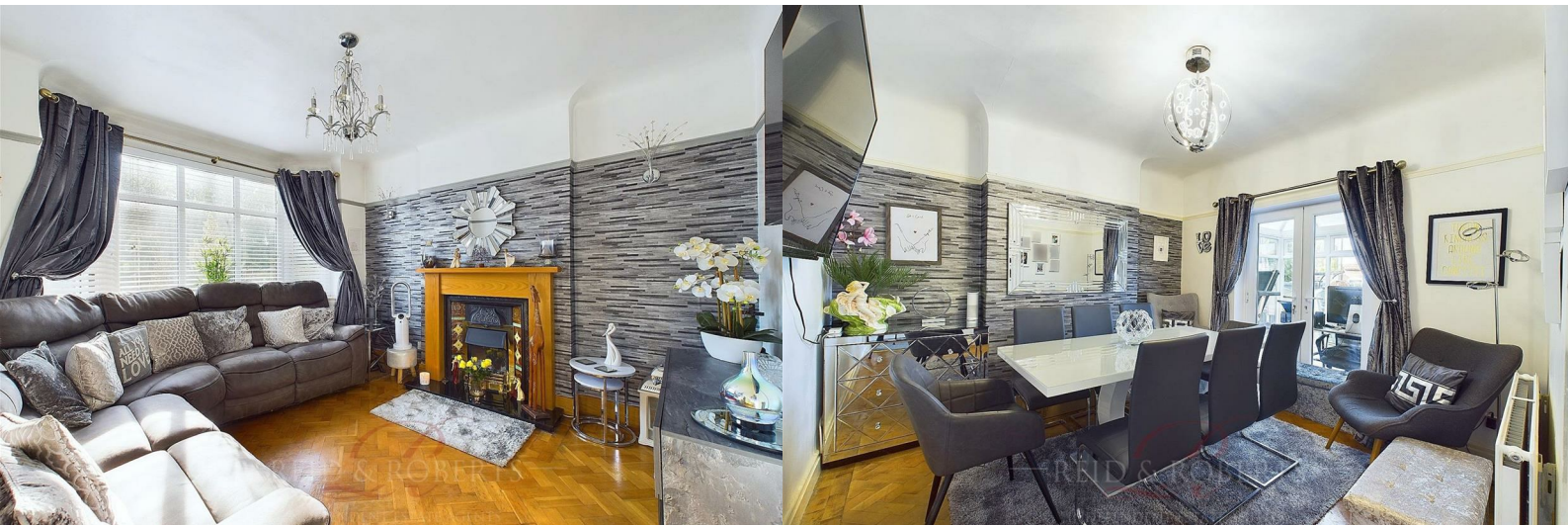




115 Chester Road East

Shotton, Deeside, CH5 1QD

£245,000



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Accommodation Comprises

As you approach the property, a paved pathway leads to UPVC French doors with double-glazed panels, enhanced by a decorative arched window above, creating a welcoming entrance.

Double Upvc doors open into:

Enclosed Porch

The enclosed porch boasts exposed brick walls and a durable floor mat, complemented by a UPVC front door with decorative frosted glass panels, ensuring both security and style.

Reception Hallway

Upon entering the reception hall, you'll find a bright, spacious area with deep coved ceilings and a charming picture rail. Additional amenities include; double-paneled radiator, under stair storage cupboard adds practicality, wall-mounted thermostat controls and doors lead to the key reception rooms for seamless flow throughout the home.

Lounge

The lounge is bathed in natural light from a large UPVC bow window to the front elevation. This inviting room features two wall lights, a central ceiling light, TV aerial socket and a double-panelled radiator, offering a cozy and relaxing space to unwind.

Kitchen

The sleek, modern kitchen features high-gloss wall and base units paired with marble-effect worktops. A stainless steel one and a half bowl sink with a drainer and mixer tap sits beneath a large window, ensuring a bright workspace. Additional features include a four-ring gas hob with a stainless steel extractor hood, a matching stainless steel backsplash, and an eye-level oven and grill. There's void and plumbing for a washing machine, along with room for a fridge freezer. The kitchen is completed with water-resistant wood-effect laminate flooring and ample lighting from two ceiling fixtures.

Dining Room

Adjacent to the kitchen, the dining room boasts original parquet flooring, deep coved ceilings with a picture rail, and a double-paneled radiator. This elegant space is perfect for formal dinners or casual family meals. French doors open into the conservatory, creating a natural extension of the dining area for indoor-outdoor living.

Cloakroom

Conveniently located just off the kitchen, the downstairs cloakroom is

thoughtfully designed and features a low-flush W.C. and washbasin. The room also offers practical utility space, with built-in storage and plumbing in place to accommodate both a washing machine and tumble dryer. The décor flows seamlessly from the kitchen, complemented by floor-to-ceiling aqua panels along part of the room, adding a modern and practical touch. A large rear-facing window allows an abundance of natural light to fill the space, creating a bright and welcoming atmosphere.

Conservatory

This fully glazed UPVC conservatory is a sun-drenched haven, with top openers and French doors leading out to a lovely decked area, perfect for enjoying the outdoors. The room features wood-effect vinyl flooring, a pitched polycarbonate roof, and multiple electric sockets, making it a versatile space for relaxation or entertaining.

Stairs From Hallway Rise To

Landing

Upstairs, the landing is a bright and spacious area, highlighted by a unique V-shaped window with double-glazed panels, adding character and charm. You'll also find a loft hatch for additional storage, a central ceiling light, and doors leading to all bedrooms and the family bathroom.

Bedroom One

The master bedroom offers a serene retreat, fitted with a range of floor-to-ceiling sliding door wardrobes, complete with mirrored fronts for a sleek, modern look. A large UPVC bow window overlooks the front elevation, filling the room with natural light. Additional features include a built-in dressing table with drawers, wood-effect laminate flooring, and a double-panelled radiator with a stylish radiator cover. A TV point and central ceiling light complete this elegant room.

Bedroom Two

This spacious bedroom features a UPVC window with views of the rear elevation. It is equipped with fitted wardrobes offering plenty of storage, and a built-in dressing table with shelving and drawers. Picture rails and a central ceiling light add character, while a TV point ensures functionality.

Bedroom Three

This cozy bedroom features a UPVC double-glazed window to the front elevation, ensuring a bright and airy space. With wood-effect laminate flooring, a single-panelled radiator, and a central ceiling light, this room is ideal for a guest bedroom or home office.

Tel: 01352 700070

Bathroom

The modern family bathroom is fitted with a stylish three-piece suite, comprising a close-coupled low-flush WC, a vanity unit with an inset sink and mixer tap, and a panelled bath with a wall-mounted electric shower. Partly tiled walls and PVC panelling provide a clean, contemporary look, while other amenities include white heated towel, extractor fan, corner vanity unit, and a frosted UPVC window to the rear elevation complete this functional space.

Outside

The property boasts a generous rear garden designed for both relaxation and functionality. The garden features a stylish raised decked area, perfect for outdoor dining or entertaining, with elegant railing accents and steps leading down to a lower section. A modern covered pergola offers shade over additional seating, making it an ideal spot for alfresco gatherings. The garden is low-maintenance with slate chippings throughout, surrounding the garden is a sturdy fence providing both privacy and security, while multiple storage sheds are located towards the back, offering ample space for outdoor tools and equipment. With the additional benefit of a single garage with electricity and double driveway providing ample 'Off Road' parking.

EPC Rating D

Council Tax Band D

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?

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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.



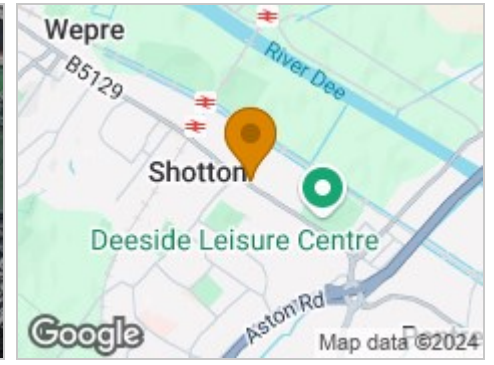
Road Map



Hybrid Map



Terrain Map



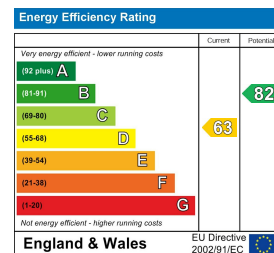
Floor Plan



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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