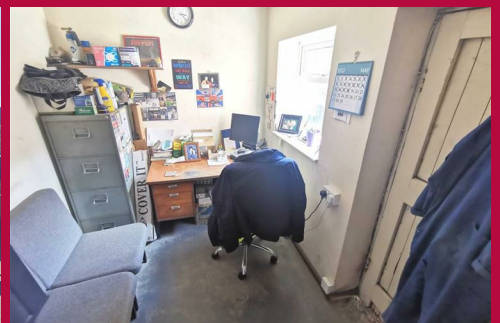


# Town & Country

Estate & Letting Agents

Rectors Lane, Pentre

No Onward Chain £239,950



A Fantastic opportunity to purchase a 40m x 27m workshop with a two bedroom semi detached bungalow. The workshop is currently utilised for car maintenance. The workshop benefits from a spacious parking area to the front secured by iron fencing, office space and W.C, whilst the accommodation comprises two double bedrooms, a kitchen, living room, bathroom and rear yard. The property does require modernisation and can be viewed by an appointment made through the office.

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TEL: 01244 403900

## Directions

From leaving the Town and Country Mold Office, head down Chester Road to Mold Bypass, Head north-east on New Street towards Daniel Owen Precinct, Continue to follow A5119, At the roundabout, take the 3rd exit onto Chester Road, Continue on A494 to Chester Road East. Take the exit for B5129 from A494, At Wylfa Roundabout, take the 1st exit onto Mold Bypass, At New Brighton Roundabout, take the 3rd exit onto A494, Continue straight onto Mold Road, Take the slip road onto North Wales Expressway, Continue to follow A494, Take the B5129 exit towards Queensferry, Continue on Chester Road East, Drive to Rectors Lane and the property is towards the end of the road on the right hand side.

At the roundabout, take the 3rd exit onto Chester Rd E/B5129  
0.8 mi

Turn left onto Rectors Ln



## Workshop

42'0" x 30'0"

Currently utilised as a working garage, the workshop has two sets of large doors for vehicular access, a ramp, lighting and compressor.



## Office

8'4" x 6'8"

With doors providing access to the workshop and rear yard, and a window to the rear yard.



## Rear Yard

Access from either the workshop office door, the side iron gate or the door from the kitchen, the yard is fully paved and has access to an outside toilet.



## Outside Bathroom

7'5" x 4'1"

Comprising a wash hand basin and a low level w/c.



## Kitchen

15'10" x 9'6"

Enter through the front door ( recently had a new 3 lever lock) into the kitchen which currently requires modernisation

whilst comprising counter tops, wall and base units, gas boiler, stainless steel sink and drainer unit, door to the rear yard, two windows to the side and tiled flooring



## Living Room

15'11" x 10'9"

With a window to the rear, living gas flame fire place (currently disconnected) and a door into the inner hall which provides access to the bedrooms and bathroom



## Bedroom One

9'11" x 11'0"

With a window to the front elevation and a radiator



## Bedroom Two

7'5" x 11'1"

With a window to the side elevation and a radiator



## Bathroom

7'6" x 5'8"

Requiring modernisation, the bathroom currently comprises a low level w/c, wash hand basin, bath and an opaque window to the side.



## Externally

To the front of the property is ample off road parking for a sizeable amount of

vehicles, a wooden fence with gate adds a porch area to the property and there is access to the rear yard through an iron gate at the back of the bungalow.



## To Arrange a Viewing

Strictly by prior appointment with Town & Country Mold I.E.A. On 01352 750 501

## To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

## Mortgage Advice

Town & Country Estate Agents can offer you FREE advice on a full range of Mortgage and Insurance Products and can save you the time and inconvenience of trying to get the most competitive deal for yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Contact our in-house Financial Advisor, Keith Davies, on 01352 750501.

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