

Highcroft, Shotton Lane, Shotton, Deeside, CH5 1QZ
Offers over £230,000 MS10943



DESCRIPTION: An ideal home for a family offering bright and airy accommodation and the property is situated in a popular residential area. A three bedroom link detached house which briefly comprises:- entrance porch, welcoming spacious entrance hall, lounge, dining room and conservatory with insulated roof and radiator so it can be used all the year around. A comprehensively fitted kitchen and a utility room which provided access to the workshop and garage. On the first floor are three bedrooms and a modern bathroom. Gas heating and double glazing. Paved driveway and well stocked rear garden with a water feature.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

Opening hours 9.00am-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS: Turn right out of the Shotton office and proceed under the railway bridge and turn right at the traffic lights into Shotton Lane. Continue passing the shops and playing field on the right and then turn right into Greenbank Road, take the next right into Highcroft where the property will be seen on the right hand side.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated in an established residential area being convenient for local shopping facilities and public transport.

HEATING: Gas heating with radiators.

ENTRANCE PORCH Two double glazed window, double glazed front door and side panels. Tiled floor.

ENTRANCE HALL: Radiator and under stairs storage cupboard.

LOUNGE: 12' 8" x 12' 3" (3.86m x 3.73m) Radiator and double glazed window. Wooden fire surround and mantle with inset electric fire.



DINING ROOM: 10' 7" x 9' 3" (3.23m x 2.82m) Radiator and double glazed French doors to:-



CONSERVATORY: 11' 2" x 7' 9" (3.4m x 2.36m) Insulated roof, radiator, double glazed windows and door to the garden. Laminate floor.



KITCHEN: 10' 8" x 9' 4" (3.25m x 2.84m) Heated towel rail and double glazed window. One and a half stainless steel sink unit with storage below and matching wall and base units with work surface over. Single glazed door to:-



UTILITY ROOM: 9' 5" x 10' 8" (2.87m x 3.25m) A generous space leading to the gardens and having a double glazed window, plumbing for an automatic washing machine. Belfast style sink and door leading to:-



WORKSHOP 13' 8" x 7' 9" (4.17m x 2.36m) Great space for your tools with shelving and work bench. Double glazed window, wall mounted gas boiler Door leading to the garage with light and power connected with up and over door.



BEDROOM 1: 12' 3" x 8' 7" (3.73m x 2.62m) Radiator and double glazed window.



BEDROOM 2: 10' 8" x 10' 4" (3.25m x 3.15m) Radiator and double glazed window. Fitted wardrobes to one wall with mirror sliding doors.



BEDROOM 3: 9' 6" x 8' 1" (2.9m x 2.46m) Radiator and double glazed window. Built in storage.



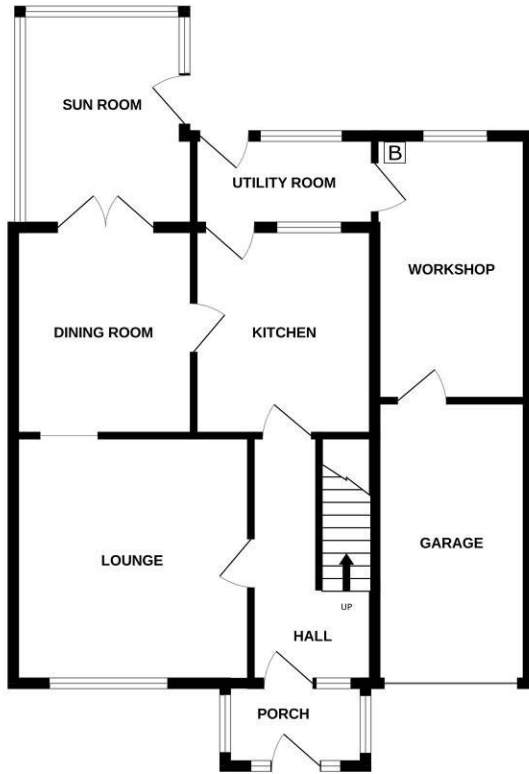
BATHROOM: Radiator, double glazed window, w.c., wash hand basin and panelled bath with shower over. Airing cupboard. Complimentary modern tiling.



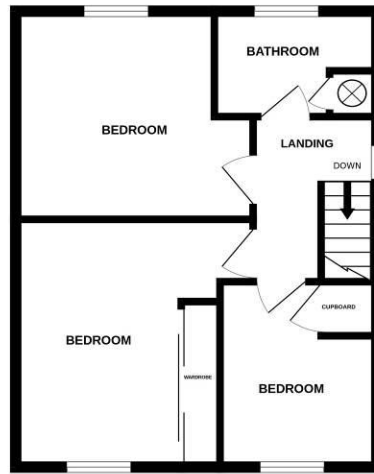
OUTSIDE: Paved drive providing parking leading to the garage 14' 6" x 8' 7". Established shrubs and holly trees to the front. To the rear are well stocked gardens with plants and shrubs and a water feature. Paved patio.



GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.

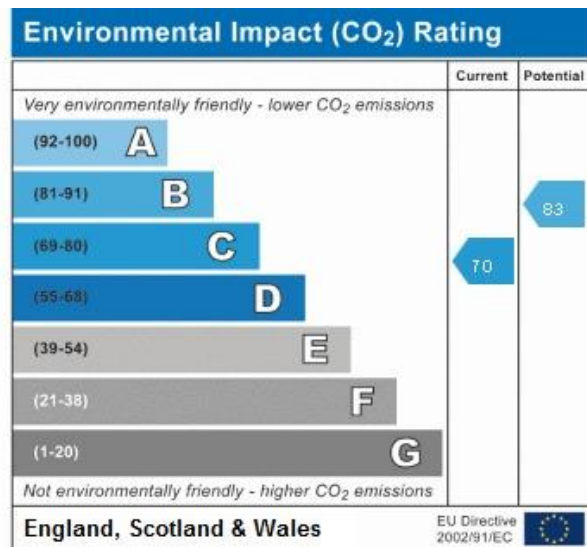
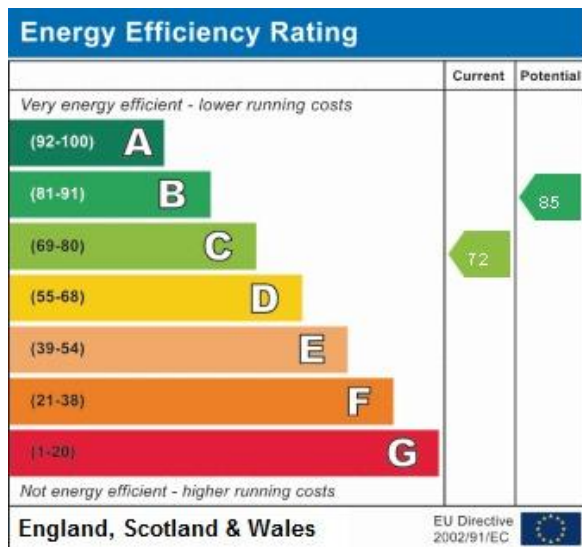


1ST FLOOR
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1276 sq.ft. (118.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

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

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

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

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.