

The Orchards, Connah's Quay, Deeside. CH5 4QZ
£235,000 **NO CHAIN** MS10993



DESCRIPTION: If you are looking for a bungalow in a sought after location on the fringes of Connah's Quay this could be the one for you. The property is in need of modernisation and comprises:- entrance hall, lounge, shower room, kitchen, three spacious bedrooms (one being used as a dining room at present). Bedroom 1 also having a separate shower cubicle. Gas heating. Double glazed. Pattern concrete driveway and garage with electronic roller door. Low maintenance gardens to the front, side and rear. Viewing is highly recommended.

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 left out of the Shotton Office and proceed to Connah's Quay. At the traffic lights turn left into Wepre Drive. After passing Wepre Park turn left into Wepre lane and continue until turning left into the continuation of Wepre Lane towards Northop Hall. The Orchards is a turning on the right and 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 a popular residential location being convenient for the New Quay Shopping Precinct, primary and secondary schools. Close to the village of Northop Hall offering village amenities and services.

HEATING: Gas heating with radiators.

ENTRANCE HALL: UPVC front door.

LOUNGE: 17' 9" x 11' (5.41m x 3.35m) Two radiators and double glazed window. Gas fire with fire surround and mantle.



KITCHEN: 11' x 9' 4" (3.35m x 2.84m) Radiator and double glazed window. Plumbing for an automatic washing machine, single sink unit with storage below and wall and base units with work surface over. Electric oven and gas hob. Tiled floor. Door to the garden.



INNER HALL Airing cupboard and loft access.

BEDROOM 1: 12' x 9' 6" (3.66m x 2.9m) Radiator and double glazed window. Shower cubicle separate with double glazed window and radiator.



BEDROOM 2: 13' 5" x 7' 3" (4.09m x 2.21m) Radiator and double glazed window.



BEDROOM 3: 11' 9" x 8' 1" (3.58m x 2.46m) Radiator and double glazed window.



SHOWER ROOM: Radiator, double glazed window, w.c., wash hand basin and shower cubicle.

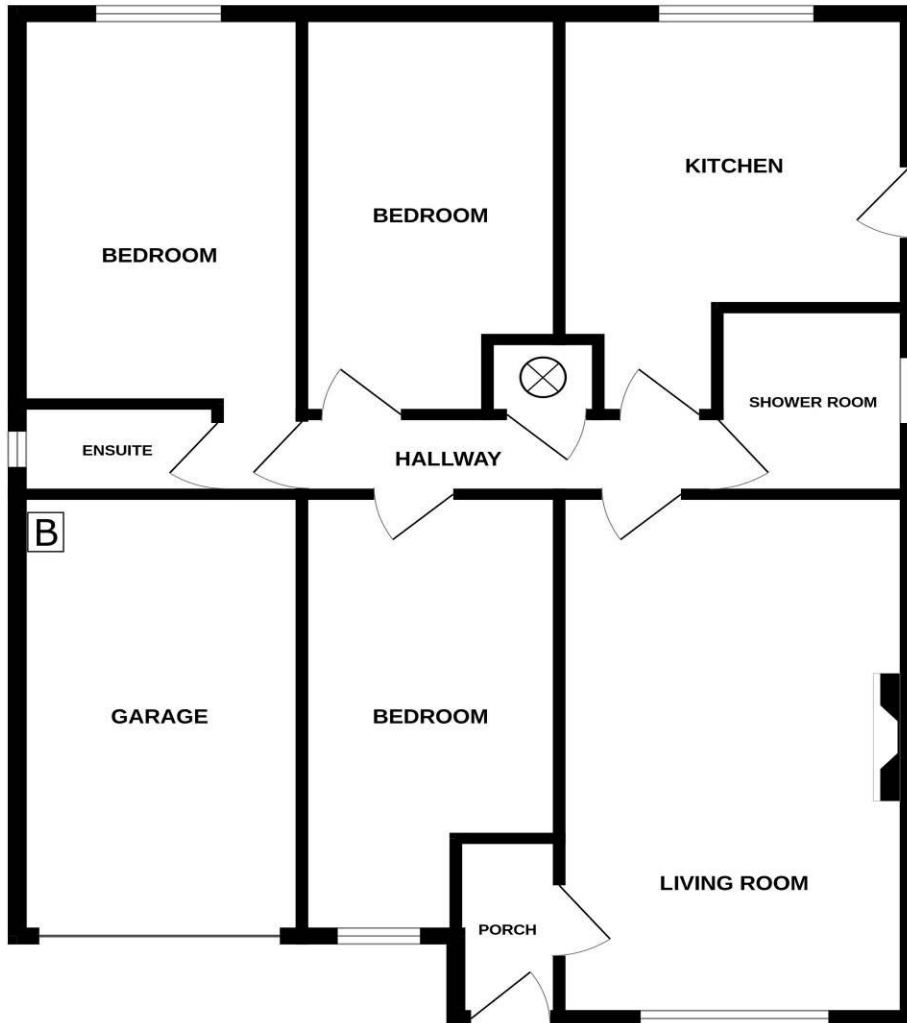


OUTSIDE: Low maintenance coloured stone frontage with paved concrete drive to the garage with electronic remote controlled roller door. Further low maintenance area to the side with gate to the rear leading to the artificial grassed lawn area which is enclosed.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

GROUND FLOOR
933 sq.ft. (86.6 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.6 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 of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.