

Mancot Lane, Mancot, DEESIDE, CH5 2AJ  
£172,000 MS10944



**DESCRIPTION:** A bright and airy terraced house which has beautiful gardens and has rural open aspects to the front. The property comprises:- welcoming entrance hall, Lounge, comprehensively fitted kitchen/ breakfast room, 3 bedrooms two of which are double's and a modern shower room. Gas heating and double glazing. Gardens to the front and rear. Driveway for parking. Viewing recommended.

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**ANGELA WHITFIELD FNAEA – RESIDENT PARTNER**

Viewing by arrangement through ShottonOffice

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

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**DIRECTIONS:** Turn right out of the Shotton office and proceed to Queensferry. On reaching the traffic light intersection continue to the roundabout and take the second exit for Pentre. At the second set of traffic lights turn right into Mancot Lane where the property will be seen on the left hand side.



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**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:** Stunning position on the fringes of the village with lovely views to the front. Village pub, newsagents and veterinary practice. Easy access to employment and the A55 link Road.

**HEATING:** Gas heating with radiators.

**ENTRANCE HALL:** Radiator, under stairs storage cupboard with plumbing for an automatic washing machine. Laminate flooring.

**LOUNGE:** 16' 8" x 11' (5.08m x 3.35m) Two radiators and two double glazed windows. Fire surround with mantle and void for fire.



**KITCHEN/BREAKFAST ROOM:** 12' x 10' 4" (3.66m x 3.15m) Radiator and two double glazed windows. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Complementary tiling to splash back area's. Door to the garden.



**STAIRS AND LANDING:** Double glazed window, loft access and cupboard housing the gas boiler.

**BEDROOM 1:** 10' 7" x 9' 5" (3.23m x 2.87m) Radiator and double glazed window.



**BEDROOM 2:** 10' 7" x 8' (3.23m x 2.44m) Radiator and double glazed window.



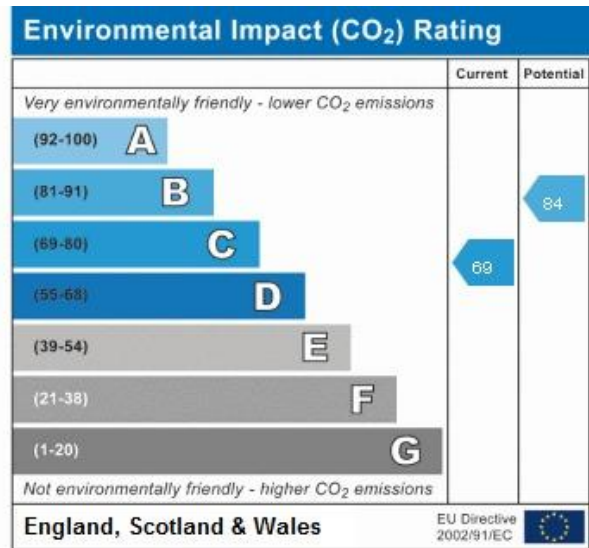
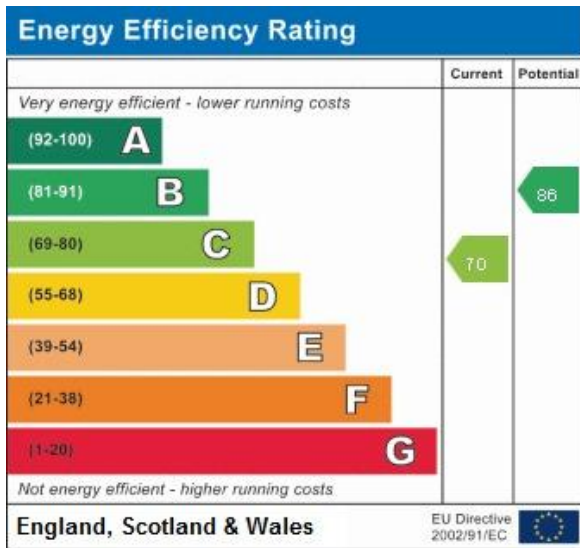
**BEDROOM 3:** 10' 8" x 5' 9" (3.25m x 1.75m) Radiator and double glazed window.

**SHOWER ROOM:** Heated towel rail, double glazed window, w.c., wash hand basin and shower cubicle with shower over. Complimentary modern tiling.



OUTSIDE: Shared single pathway to the left hand side and double gates to the right leading to the drive for parking. Lawn garden with colourful planted borders. To the rear is a sunny decked area with steps to the gardens with lawns and well stocked with established plants and shrubs. garden shed. There is a right of way at the end of the terrace which leads to the rear of this property.





**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