

Park Avenue, Shotton, Deeside, Flintshire, CH5 1QN  
Offers in excess £160,000 MS110253



**DESCRIPTION:** If you are looking for an ATTRACTIVE PERIOD PROPERTY with a LARGER THAN AVERAGE GARAGE in a POPULAR AND CONVENIENT LOCATION this could be the one for you. Entrance porch with composite front door, entrance hall, lounge through dining room, fitted kitchen, ground floor w.c. and lean to conservatory. To the first floor are three bedrooms and a modern wet room. Double glazed windows except one small window and gas heating. Gardens to the front and driveway which runs along side the property. Rear garden ideal for alfresco dining and larger than average garage.

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**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

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**DIRECTIONS:** Turn right out of the Shotton Office and proceed under the railway bridge to the traffic lights and take the second left into Park Avenue where the property will be seen on the left hand side.

**LOCATION:** Situated in an established residential area being convenient for local shopping facilities and within walking distance of public transport.



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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



HEATING: Gas heating with radiators.

ENTRANCE PORCH Composite front door, double glazed windows and single glazed door to:-

ENTRANCE HALL: Radiator and single glazed window.



LOUNGE: 11' 4" x 10' 9" (3.45m x 3.28m) Radiator and double glazed bay window. Electric fire with modern fire surround and mantle.



DINING ROOM: 11' 3"(max) x 11' (3.43m x 3.35m) Radiator and double glazed patio doors to :-.



LEAN TO CONSERVATORY 9' 8" x 9' 6" (2.95m x 2.9m) Radiator, Vinyl floor covering and double glazed French doors to the gardens.



KITCHEN: 13' 4" x 5' 7" (4.06m x 1.7m) Radiator and two double glazed windows. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching wall and base units with work surface over. Complementary tiling to the splash back area's. Wall mounted gas boiler. Serving hatch. Door to the garden.



GROUND FLOOR W.C. Double glazed window and w.c.



**STAIRS AND LANDING:** Double glazed window, loft access and built in storage cupboard.

**BEDROOM 1:** 11' 7" (max to bay window)x 11' 3"(max) (3.53m x 3.43m) Radiator and double glazed window.



**BEDROOM 2:** 10' 9" x 9' 8" (3.28m x 2.95m) Radiator and double glazed window. Built in storage.



**BEDROOM 3:** 7' 8" x 5' 8" (2.34m x 1.73m) Radiator and double glazed window.



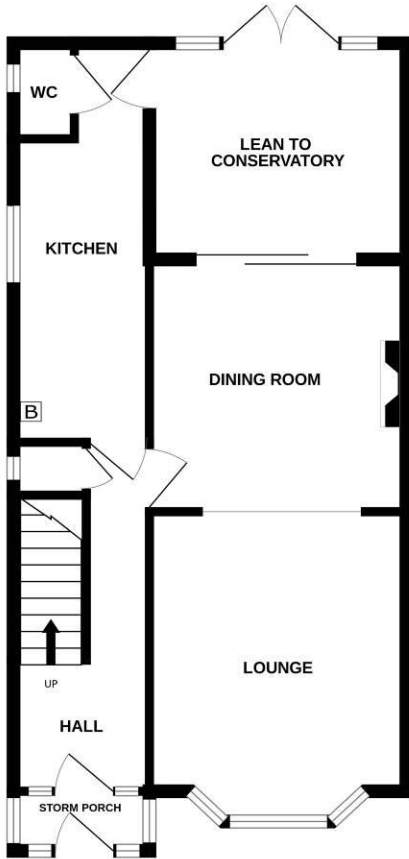
WET ROOM Radiator, double glazed window, w.c., wash hand basin and shower with floor drain. Complimentary modern tiling.



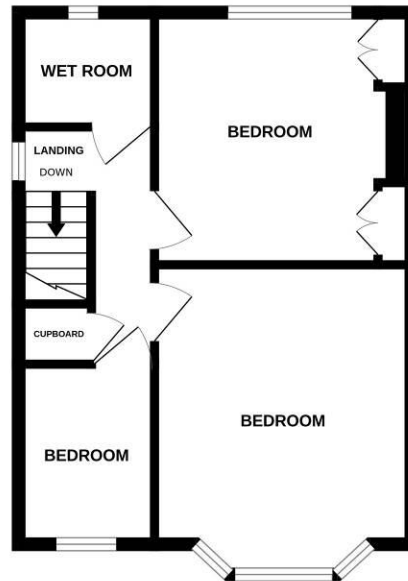
OUTSIDE: Double gates lead to the drive with runs along side of the property via double wooden gates and continuation of the drive to the garage 18' 7" X 10' 1" with up and over door and side personal door. The front garden is hard landscaped with a central raised brickwork bed for planting and border with established shrubs. The enclosed rear garden offers a lawn garden and patio area ideal for entertaining and alfresco dining. Garden shed/workshop 10' 1" X 8' and outside water tap.



GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.

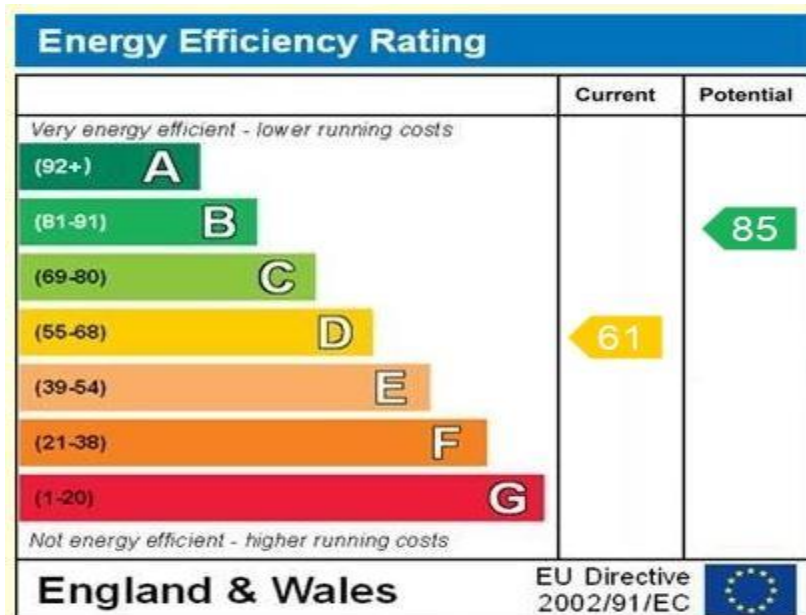


1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.4 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