

York Road, Connah's Quay, DEESIDE. CH5 4YF  
£168,000 **NO CHAIN** MS11029



**DESCRIPTION:** In a great LOCATION for primary and secondary education is this three bedroom semi detached FAMILY house with A DRIVEWAY AND GARAGE. The accommodation comprises:- entrance porch, spacious entrance hall, lounge, dining room, kitchen three good size bedrooms and wet room. Gas heating and double glazing. Drive providing parking leading to the garage and lawn gardens to the front and rear, serviced by the no 10 bus. Viewing recommended.

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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 left out of the Shotton Office and proceed to Connah's Quay and before reaching Coleg Cambria Turn left into Golftyn Lane and first left into York Road where the property will be seen on the right hand side.

**LOCATION:** Situated in a popular residential location being convenient for the New Quay Shopping Precinct, primary and secondary schools.



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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** Double glazed front door and side panel.

**ENTRANCE HALL:** Radiator and double glazed window. Under stairs storage.



**LOUNGE:** 13' x 10' 3" (3.96m x 3.12m) Radiator, Gas fire and double glazed window.



**DINING ROOM:** 10' 8" x 8' 9" (3.25m x 2.67m) Radiator and double glazed patio doors to the garden.



**KITCHEN:** 10' 8" x 7' 6" (3.25m x 2.29m) Double glazed window. ???? Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching wall and base units with work surface over. Double glazed rear exit.



**STAIRS AND LANDING:** Double glazed window. Loft access

**BEDROOM 1:** 13' 1" x 9' 9" (3.99m x 2.97m) Radiator and double glazed window. Fitted wardrobes and vanity area.



**BEDROOM 2: 10' 9" x 10' (3.28m x 3.05m) Radiator and double glazed window. Cupboard housing the gas boiler.**



**BEDROOM 3: 10' 2" x 6' 5" (3.1m x 1.96m) Radiator and double glazed window.**



**WET ROOM Radiator, double glazed window, w.c., wash hand basin and floor shower.**



OUTSIDE: Lawn front garden and drive to the side leading to the garage and enclosed rear lawn garden



**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

