

Fron Road, Connah's Quay, Deeside. CH5 4PH
Offers in Region of £164,950 MS10972



DESCRIPTION: A LARGE period FAMILY house which has been EXTENDED to provide bright and airy accommodation with good size gardens, GARAGE and parking. The property comprises:- entrance porch, entrance hall with original mouldings, lounge, dining room, comprehensively fitted kitchen, utility room and ground floor w.c. On the first floor are THREE DOUBLE BEDROOMS and a larger than average bathroom with four piece suite. SOLAR PANELS. Driveway providing parking for 2/3 cars. Enclosed rear gardens and patio ideal for alfresco dining and entertaining. Garage to the rear with rear vehicle access. Viewing recommended to appreciate this lovely family home.

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. After passing the shopping parade on the left turn left into Fron Road and the property will be seen immediately after the Labour Club 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 convenient residential location being near to a doctors surgery, shops, primary and secondary schools

HEATING: Gas heating with radiators.

ENTRANCE PORCH Double glazed front door.

ENTRANCE HALL: Single glazed panel door and radiator.

LOUNGE: 23' 6" x 10' 7" (7.16m x 3.23m) Radiator and double glazed window. Remote controlled living flame gas fire on facia brickwork fireplace with wooden mantle.



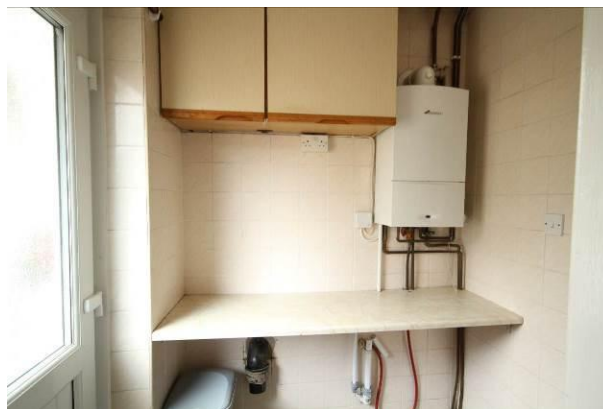
DINING ROOM: 9' 7" x 9' 3" (2.92m x 2.82m) Double glazed window, large under stairs storage cupboard and two further storage cupboards with shelving.



KITCHEN/BREAKFAST ROOM: 13' 4" x 9' 1" (4.06m x 2.77m) Double glazed window. Single stainless steel sink unit with storage below and a comprehensive range of matching wall and base units with work surface over. Cookmaster range with electric ovens and 7 gas burners with extractor over. Complementary tiling to the splash back areas and floor.



UTILITY ROOM: 5' 2" x 4' 8" (1.57m x 1.42m) Plumbing for an automatic washing machine. Counter work surface area, wall mounted gas boiler, wall storage units, tiled floor and double glazed rear exit.



W.C. Radiator, single glazed window, w.c. and complementary tiling.



STAIRS AND LANDING: Built in storage cupboard and loft access with ladder.

BEDROOM 1: 12' 3" x 11' 1" (3.73m x 3.38m) Radiator and double glazed window. Modern fitted wardrobes and storage to one wall.



BEDROOM 2: 11' 9" x 8' 6" (3.58m x 2.59m) Radiator and double glazed window.



BEDROOM 3: 18' 8" x 9' 2" (5.69m x 2.79m) Radiator and two double glazed windows.



BATHROOM: 10' 8" x 6' 3" (3.25m x 1.91m) Radiator, double glazed window, w.c., wash hand basin, spa bath and shower tray with shower over. Large built in storage cupboard. Complimentary tiling.



OUTSIDE: A single gate leads up steps to the front of the property with low maintenance coloured stone frontage. A drive to the side provides parking and a single gate leads to the rear enclosed gardens with lawn gardens with established shrub and plant borders, a large Avery. Paved patio for alfresco dining, greenhouse. A well established and impressive clematis of some considerable size is ready to flourish to the side of the property. Garage with rear personal door and vehicle access to the rear. Secure gated access to the rear and a former pigeon loft which offers potential to create further recreational space.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.