

Chester Road East, Shotton, Deeside, Flintshire, CH5 1QA  
£99,999 MS11042



**DESCRIPTION: \*\*\*ATTENTION INVESTORS \*\*\*** The property is being offered for sale with tenants in situ with annual rent of £9540. A contract of occupation is in place which is dated 30th March 2024. The Property is two bedroomed with a cottage style garden and comprises:- lounge, living room kitchen, additional kitchen area/utility, ground floor bathroom and two first floor bedrooms. The property also benefits from gas heating (Worcester boiler) and double glazing. Outside there is an established enclosed rear garden and a useful store room. 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 right out of our Shotton office and proceed under the railway bridge and the property is located on the right hand side by the pedestrian crossing accessed by a single path tucked away behind the main road.



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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:** Situated in an established residential area within walking distance of local shopping facilities, amenities and public transport.

**HEATING:** Gas heating with radiators.

**SITTING ROOM** 11' 3" x 9' 5" (3.43m x 2.87m) Radiator, double glazed window, original fireplace with wooden surround with tiled hearth and backing. Double glazed front door and laminate floor.

**LIVING ROOM KITCHEN** 14' x 11' 6" (4.27m x 3.51m) Radiator and double glazed window. Newly fitted wall and base units with electric oven and hob, wall mounted modern electric fire, laminate floor and double glazed rear exit.



**KITCHEN AREA** 6' 3" x 5' 2" (1.91m x 1.57m) Double glazed window, single stainless steel sink unit with storage below and tiled floor.



**BATHROOM:** Radiator, double glazed window, w.c., wash hand basin and panelled bath with shower over. Tiled floor.

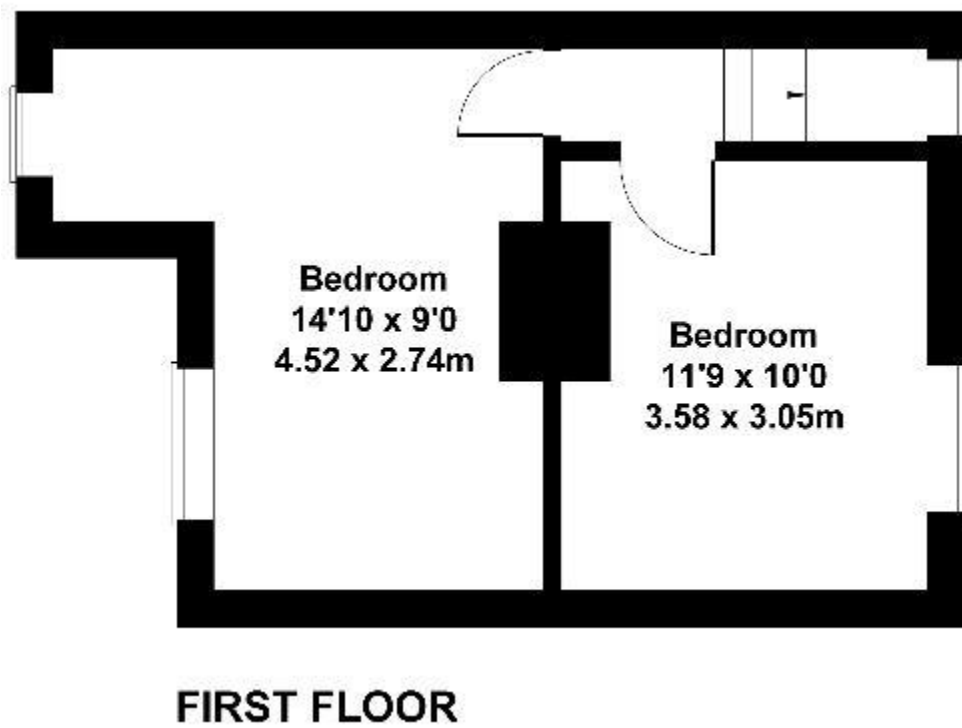
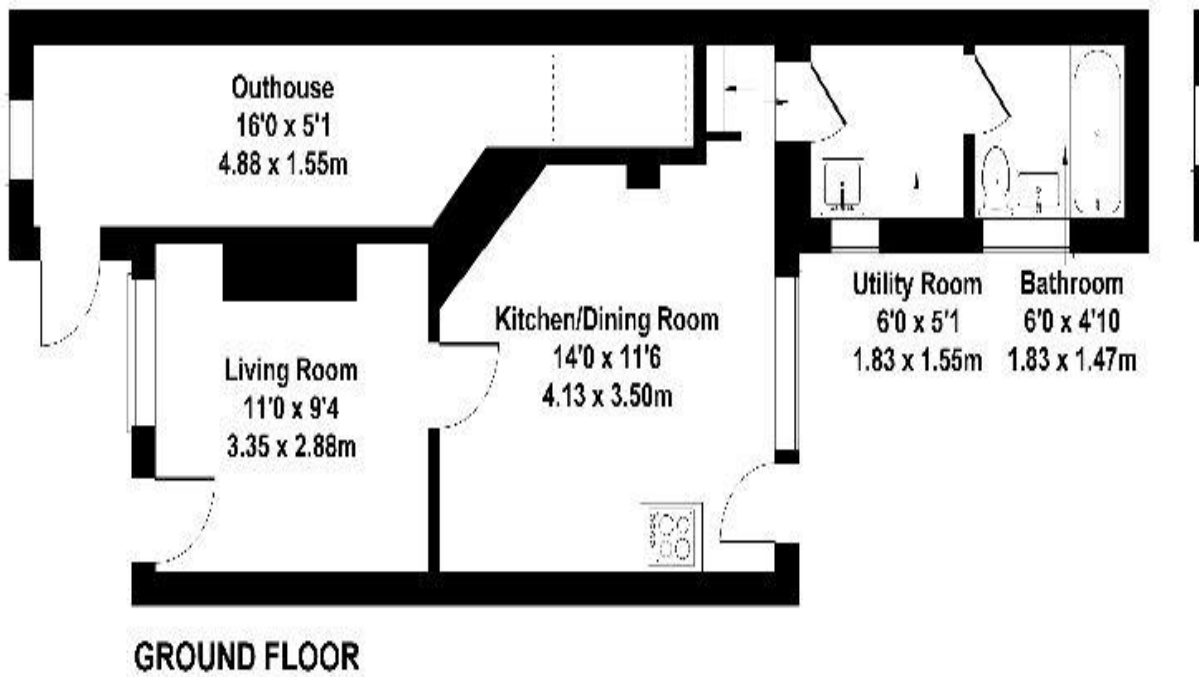


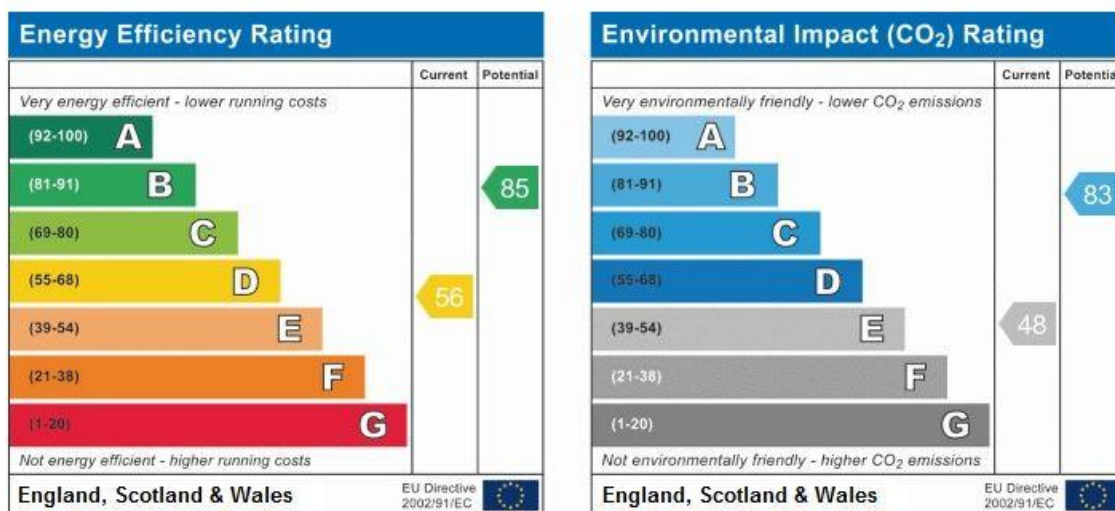
**BEDROOM 1:** 15' 0" x 9' 0" (4.57m x 2.74m) plus 4'9 X 4'7 Radiator and double glazed window. Original fireplace.

**BEDROOM 2:** 11' 9" x 10' 2" (3.58m x 3.1m) Radiator and double glazed window. Original fireplace. Cupboard housing the gas boiler.

**OUTSIDE:** A single access gate provides shared access to the property and steps lead to this front entrance where there is a useful store room. A gate leads to the side of the property where there is an established and enclosed garden will be found to the rear.







**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.