

New Park Road, Aston, Deeside, Flintshire, CH5 1XD
SOLD WITH NO CHAIN £200,000 MS11067



DESCRIPTION: If you are looking for an extended detached bungalow with potential in a popular location this could be the one for you. The property needs updating and briefly comprises:- entrance porch, entrance hall, lounge, kitchen, dining/sun room which is flooded with light, three bedrooms and shower room. Gas heating and double glazing. Paved drive and gardens which have been designed for low maintenance.

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 right out of the Shotton office and proceed under the railway bridge to the traffic lights and turn right into Shotton Lane continue until the lane narrows and turn left into the one way system and continue to the roundabout and take the fourth exit and continue in front of the shops and take the next left into New Park Road and the property will be seen 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 conveniently for the A55 expressway allowing access to Chester, Liverpool and the North Wales Coast.

HEATING: Gas heating with radiators.

ENTRANCE PORCH Double glazed slide and tilt door, Tiled floor and double glazed door to:-

ENTRANCE HALL: Radiator, Built in storage cupboard with consumer unit, loft access and vinyl flooring.

LOUNGE: 13' 9" x 11' 9" (4.19m x 3.58m) Radiator and double glazed window.



KITCHEN: 10' 9" X 9' 9" Radiator and 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.



DINING ROOM/SUN ROOM 12' 4" x 9' 5" (3.76m x 2.87m) 3 Double glazed windows making this a bright and airy space. Wall mounted gas boiler and double glazed rear exit.



BEDROOM 1: 11' 8" x 11' 5" (3.56m x 3.48m) Radiator and double glazed window. Fitted wardrobe with radiator providing useful airing space.



BEDROOM 2: 9' 9" x 8' 8" (2.97m x 2.64m) Radiator and double glazed window.



BEDROOM 3: 8' 8" x 6' 8" (2.64m x 2.03m) Radiator and double glazed window.



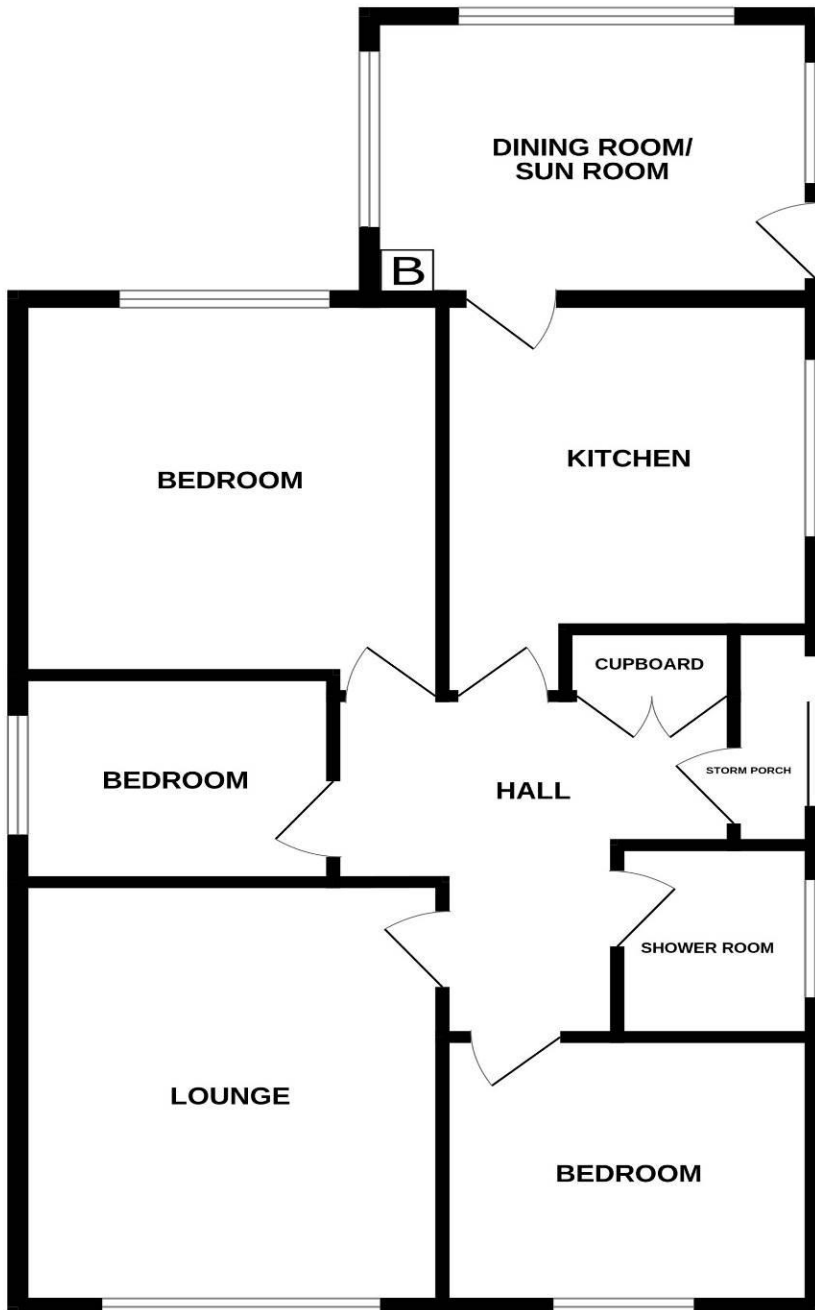
SHOWER ROOM: Radiator, double glazed window, w.c., wash hand basin and shower cubicle. Complimentary tiling.

OUTSIDE: Timber gates open onto the paved driveway providing parking with shaped specimen shrubs to the side.. The front garden has brick built flower beds with coloured stone and a single gate leads to the rear garden which is mainly hard landscaped. Green house and garden shed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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