

Willow Brook, Station Road, Sandycroft, CH5 2PW  
£89,500                      17576



**DESCRIPTION:** A bright and airy two bedroom park home in this leafy location which briefly comprises: - entrance hall with storage, Open plan lounge/diner with living flame electric fire, modern fitted kitchen with appliances, two double bedrooms and modern shower room. Gas heating and double glazing. Solar panels. Parking and low maintenance gardens ideal for alfresco dining. Two garden sheds. Age restriction 55 years. Ground rent £198,00 per month includes water/

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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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**LOCATION:** Situated in an established park amongst similar homes. The A55 link Road provides access to Chester, Liverpool and the North Wales Coast.




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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:** Calor gas heating with radiators.

**ENTRANCE HALL:** Double glazed front door and side panel. Wooden flooring. Built in storage cupboard.



**LOUNGE AREA:** 17' x 9' 5" (5.18m x 2.87m) Radiator and two double glazed window. Electric living flame gas fire with surround, wooden flooring and double glazed French doors to a decked veranda.



**DINING AREA** 10' 2" x 10' (3.1m x 3.05m) Radiator and double glazed window. Wooden flooring.



**KITCHEN/BREAKFAST ROOM: 13' 7" x 9' 5" (4.14m x 2.87m)** Radiator and double glazed window. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and gas hob with extractor over. Built in fridge/freezer. Cupboard housing the gas boiler. Breakfast bar. Rear exit.



**BEDROOM 1: 9' 7" x 9' 5" (2.92m x 2.87m)** Radiator and double glazed window. Spacious walk in wardrobe with light.



**BEDROOM 2: 9' 5" x 9' 3" (2.87m x 2.82m)** Radiator and double glazed window. Spacious walk in wardrobe with light.





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



**OUTSIDE:** Parking for one car on the drive and gated access to each side of the home. Coloured stone frontage with specimen trees. Paving to the sides with some artificial grass. 2 Garden sheds and a large decked area to the rear being ideal for alfresco dining.



**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