

Ash Grove, Flint, Flintshire, CH6 5RX
£160,000 **NO CHAIN** MS11067



DESCRIPTION: A three bedroom detached house which is in need of refurbishment and is ideal for those who like to add their own flair and imagination. The accommodation briefly comprises:- entrance hall, lounge, dining room and kitchen. On the first floor are three bedrooms and a bathroom. Gas heating and double glazing. Driveway for parking and rear garden.

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-5.30pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS: Turn left out of the Shotton Office and proceed to Connah's Quay passing Coleg Cambria on the left and continue to the roundabout taking the first exit to join the by pass. Proceed into Oakenholt and at the roundabout continue straight ahead to Flint. On reaching the Town Centre traffic lights continue along the dual carriageway through the traffic light and passing a petrol station on the left and then turn left to the Manor Estate. Turning left after the bus stop into Manor Drive and first left into Ash Grove where 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 between the historic town of Flint and the popular village of Bagillt being within close proximity of the road network to access Chester and the North Wales Coast.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Radiator, Double glazed front door with side panel.



LOUNGE: 13' 3" x 10' 6" (4.04m x 3.2m) Radiator and double glazed window.



DINING ROOM: 12' 5" x 10' 7" (3.78m x 3.23m) Radiator and double glazed window. Gas fire (not working capped)



KITCHEN: 19' 1" x 7' 8" (5.82m x 2.34m) Radiator and double glazed window. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and wall and base units with work surface over. Electric oven and gas hob. Wall mounted gas boiler. Door to garden. Wall mounted gas boiler. Under stairs storage and rear exit.



STAIRS AND LANDING: Loft access and double glazed window.



BEDROOM 1: 13' x 10' (3.96m x 3.05m) Radiator and double glazed window. Built in storage cupboard.



BEDROOM 2: 12' 4" x 8' 5" (3.76m x 2.57m) Radiator and double glazed window. Fitted wardrobe/storage.



BEDROOM 3: 9' 4" x 6' (2.84m x 1.83m) Radiator and double glazed window.



BATHROOM: Radiator, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary tiling.



OUTSIDE: Parking to the front and side. Rear garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 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

