

Willow Crescent, Connah's Quay, Deeside, CH5 4XP
£185,000 MS11035



DESCRIPTION: A three bedroom detached bungalow which is in a popular location and briefly comprises:- entrance porch, entrance hall, lounge through dining room, fitted kitchen, conservatory, three generous bedrooms and modern shower room. Gas heating and double glazing. Gardens to the front and rear. Driveway. SOLAR PANELS.

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 continue into Connah's Quay, on reaching the Custom House Pub turn left into Mold Road and continue passing the school and proceed until turning right into Englefield Avenue and first left into Willow Crescent 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 in a popular residential location being convenient for the New Quay Shopping Precinct, primary and secondary schools.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Twin double glazed doors and tiled floor.

LOUNGE AREA 14' 3" x 11' 2" (4.34m x 3.4m) Radiator and two double glazed windows. Electric fire with brickwork surround with timber mantle and plinths.



DINING AREA 10' x 8' 6" (3.05m x 2.59m) Radiator.



KITCHEN: 9' 4" x 8' 2" (2.84m x 2.49m) Radiator and double glazed window. Plumbing for an automatic washing machine, one and a half sink unit with storage below and matching wall and base units with work surface over. Complementary tiling to the splash back areas. Wall mounted gas boiler. Door to:-.



CONSERVATORY: 8' 2" x 8' 2" (2.49m x 2.49m) Double glazed windows and doors. Tiled floor.



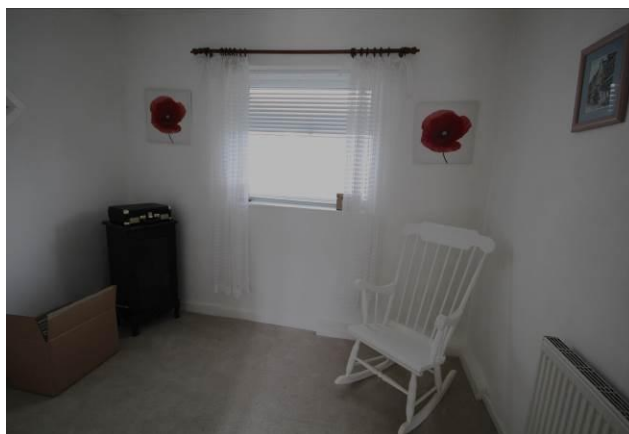
BEDROOM 1: 11' 2" x 10' 4" (3.4m x 3.15m) Radiator and double glazed window. Fitted wardrobes and dressing table area.



BEDROOM 2: 12' 2" x 8' 2" (3.71m x 2.49m) Radiator and double glazed window. Built in storage cupboard.



BEDROOM 3: 9' 6" x 9' 6"(max) (2.9m x 2.9m) Radiator and double glazed window. Built in storage cupboard.




MODERN SHOWER ROOM: Heated towel rail, double glazed window, w.c., wash hand basin in vanity unit, walk in shower with seat. Complimentary modern tiling.



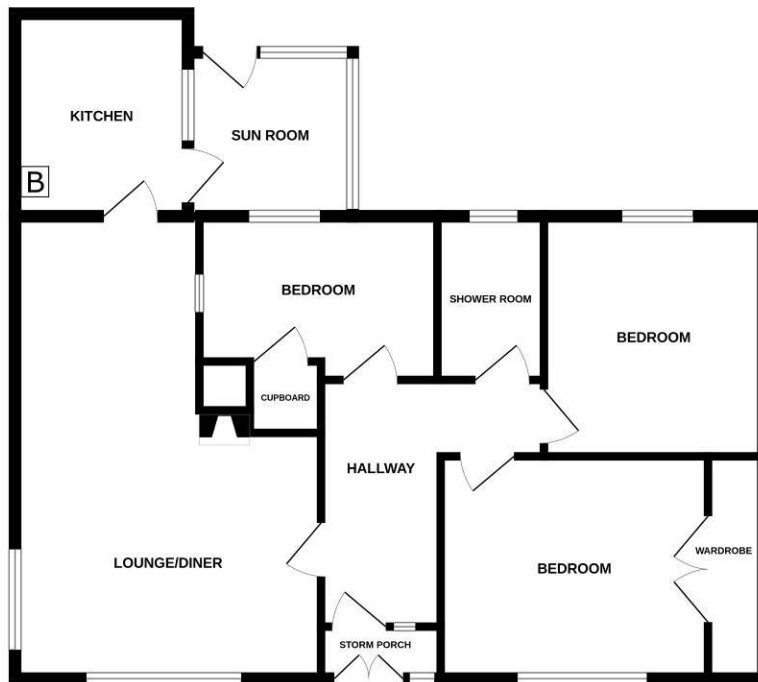
OUTSIDE: Paved frontage and drive with established shrubs. Gate to the side leading to the lawn rear garden with paved patio area and established shrubs and plants.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	82	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR
878 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information 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.

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