

53 Caernarvon Close

MS11076



SHOTTON

£200,000

53 Caernarvon Close, Shotton, Deeside. CH5 1AS
£200,000 MS11076



DESCRIPTION: If you are looking for a modern and spacious family home within walking distance of a primary school this could be the one for you. Improved and extended this bay window fronted semi detached house comprises:- welcoming entrance hall, lounge, modern comprehensively fitted kitchen, dining room ideal for entertaining through sitting room and modern cloakroom. On the first floor are three bedrooms and a modern bathroom. Gas heating and double glazing. Spacious driveway and larger than average garage 24' x 10'. Enclosed and secure rear low maintenance garden. Viewing recommended.

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 9.00am – 2.00pm Saturday

DIRECTIONS: Turn right out of the Shotton office and proceed under the railway bridge and take the next right into Chester Close. Turn first left and follow the road around into Caernarvon Close where the property will be seen on the right hand side.

LOCATION: Situated in an established residential area being convenient for local shopping facilities and public transport.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Radiator, composite front door and under stair storage.



LOUNGE: 13' (max) x 11' 2" (max) (3.96m x 3.4m) Radiator and double glazed window.



KITCHEN: 15' x 6' 2" (4.57m x 1.88m) 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. Integrated electric oven, microwave and hob with extractor over. Laminate flooring.



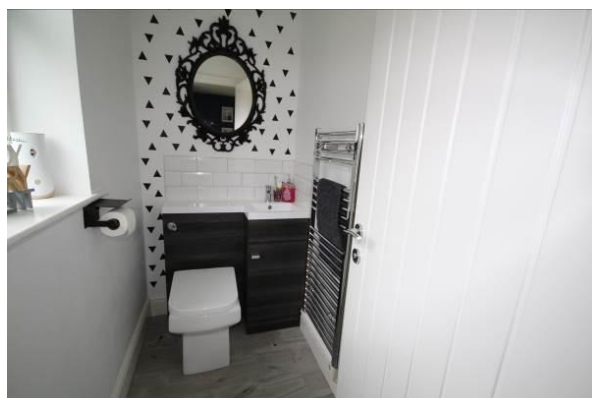
DINING ROOM: 10' 4" x 9' 7" (3.15m x 2.92m) Radiator and double glazed French doors to the garden.



SITTING ROOM: 11' 3" x 11' 1" (3.43m x 3.38m) Radiator.



CLOAKS/W.C Heated towel rail and double glazed window. Wash hand basin with vanity storage, w.c. and tiled splash back area.



STAIRS AND LANDING: Double glazed window with loft having ladder access which is floored and has a sky light window.

BEDROOM 1: 13' 10"(max) x 11' 2"(max) (4.22m x 3.4m) Radiator and double glazed window.



BEDROOM 2: 11' 5" x 11' 2" (max) (3.48m x 3.4m) Radiator and double glazed window. Fitted storage cupboard housing the gas boiler.



BEDROOM 3: 7' 1" x 6' 6" (2.16m x 1.98m) Radiator and double glazed window.



BATHROOM: Heated towel rail, double glazed window, w.c., wash hand basin with vanity unit and panelled bath with shower attachment over. Complimentary modern tiling.

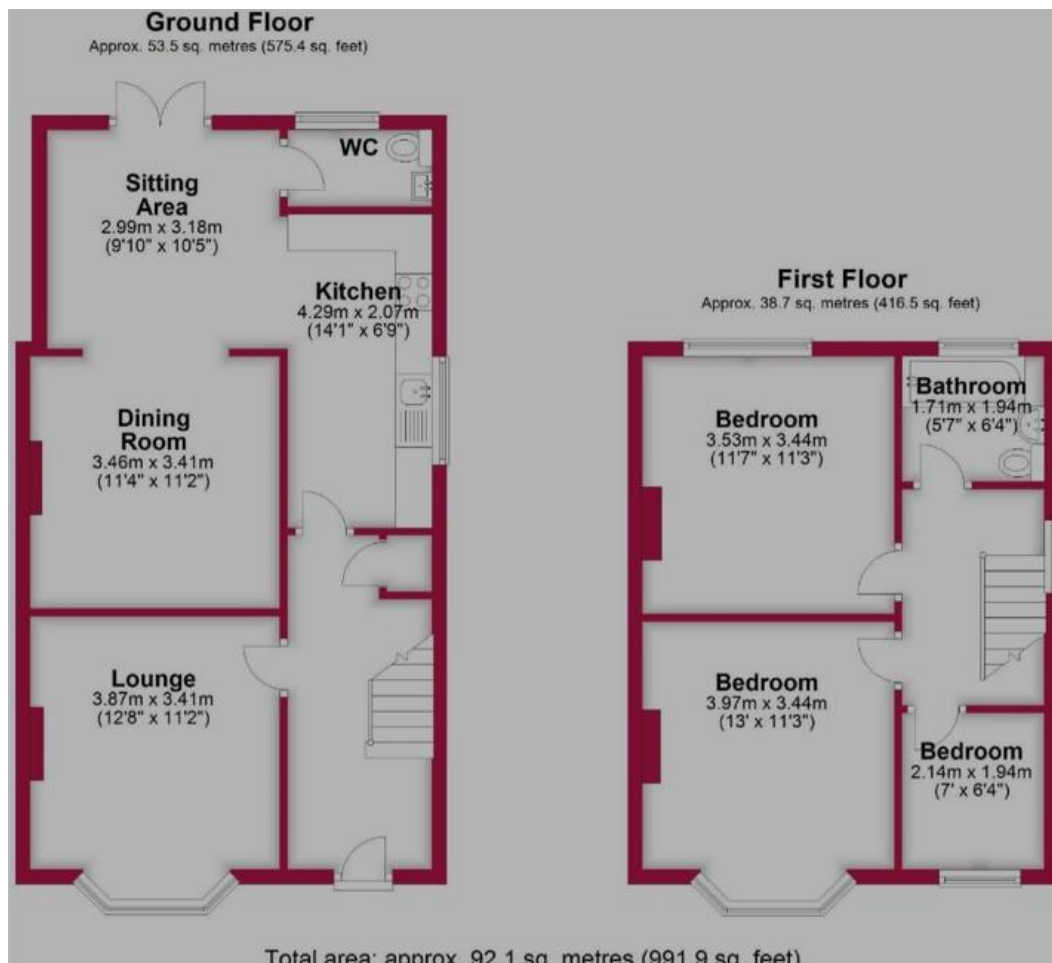


OUTSIDE: Gated access to hard landscaped frontage and drive to the side leading to the garage 24' x 10' with light and power connected and side personal door. Timber gate to the side leading to the artificial grass garden enclosed by panel fencing and ideal for children or alfresco dining.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM



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.