

Aber View, Connah's Quay, DEESIDE. CH5 4DN
£165,000 **NO CHAIN** MS11104



DESCRIPTION: This property presents a great first time buyer opportunity. In a popular residential area is this three bedroom semi detached house which briefly comprises:- entrance hall, lounge, open plan kitchen/diner with French doors to the rear garden. On the first floor are three bedrooms and a bathroom. Gas heating and double glazing. Gardens to the front and rear. Driveway providing parking.

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 proceed to Connah's Quay. At the Custom House Public House turn left into Mold Road and continue until reaching the mini roundabout and take the second exit into Ffordd Llanarth and continue until turning right into Avon View and immediately left into Aber View where the property will be seen on the left 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: Front door and radiator.

LOUNGE: 13' 7"(max) x 13' 6" (4.14m x 4.11m) Radiator and double glazed window.



KITCHEN/DINER: 16' 9" x 7' 9" (min) 10'5" (max) (5.11m x 2.36m) 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. Wall mounted gas boiler. Under stairs storage cupboard. Laminate floor. Side exit door and French doors to the rear.



STAIRS AND LANDING: Double glazed window, loft access and built in storage cupboard.

BEDROOM 1: 11' 8" x 9' 6" (3.56m x 2.9m) Radiator and double glazed window.



BEDROOM 2: 10' x 10' (3.05m x 3.05m) Radiator and double glazed window.



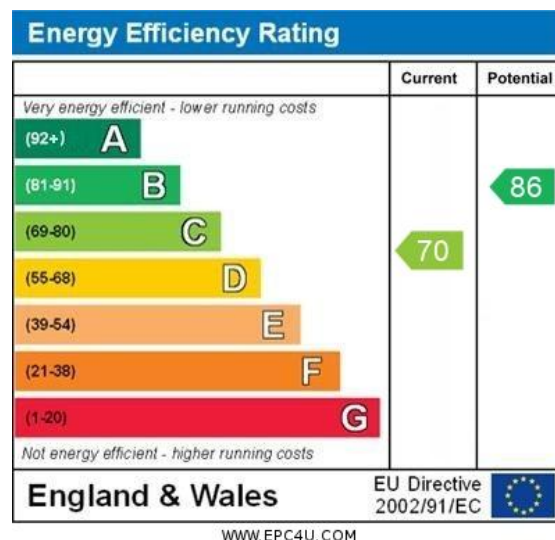
BEDROOM 3: 7' 2" x 6' 8" (2.18m x 2.03m) Radiator and double glazed window.



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



OUTSIDE: Front and rear lawn gardens. Drive to the side with timber gates leading to the rear. Water tap.



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.