

Bridge Street , Shotton, Deeside, Flintshire, CH5 1DU
£135,000 MS11119



DESCRIPTION: An attractive red brick end terraced house which is convenient for local shops and public transport. The property requires updating and briefly comprises:- entrance porch, entrance hall, lounge through dining room, kitchen /breakfast room and ground floor shower room. On the first floor are three generous bedrooms. Double glazing. No central heating. Front and side gardens. To the rear is vehicle access. Public free parking is within a short distance.

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 9.00am – 4.00pm Saturday

DIRECTIONS: Turn left out of the Shotton office and turn third right into Bridge Street 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: A bus service and trains run with the immediate vicinity. Local shops and services. Town centre .

HEATING: No central heating. Independent fires/heaters which have not been tested.

ENTRANCE PORCH Double glazed front door.

ENTRANCE HALL: Double glazed door.

LOUNGE: 12' x 11' 6" (3.66m x 3.51m) Double glazed window, Living flame gas fire with wooden surround and mantle.



DINING ROOM: 12' 3" x 12' (3.73m x 3.66m) Double glazed window, Living flame gas fire with wooden surround and mantle.



KITCHEN/BREAKFAST ROOM: 11' 3" x 10' 2" (3.43m x 3.1m) Double glazed window. Single stainless steel sink unit with storage below and matching wall and base units with work surface over. Under stairs storage cupboard.



REAR HALL Electric panel heater and rear exit to the side.

SHOWER ROOM: 8' 9" x 7' 9" (2.67m x 2.36m) Two double glazed windows, w.c., wash hand basin and walk in shower cubicle. Complimentary modern tiling.



BEDROOM 1: 15' 3" x 12' 1" (4.65m x 3.68m) Double glazed window.



BEDROOM 2: 12' x 9' 9" (3.66m x 2.97m) Double glazed window.



BEDROOM 3: 11' 4" x 10' 4" (3.45m x 3.15m) Double glazed window. Airing cupboard.



OUTSIDE: Single gate to the front with slated frontage with a lawn to the side and single gate to the rear with rear vehicle access with double timber gates and garden shed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E		
21-38	F	25 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