

Whitecroft Close, Connah's Quay, Deeside, CH5 4QU
£176,500 **NO CHAIN** MS11117



DIRECTIONS: Turn left out of the Shotton Office and proceed to Connah's Quay. On reaching the Custom House pub turn left into Mold Road and continue until reaching the roundabout and take the second exit right into Ffordd Llanarth. After passing Morrison's turn left into Highvale and third right into Whitecroft where the property will be seen on the left-hand side.

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

DESCRIPTION: If you are looking for stunning first home in a popular location this could be the one for you. This semi detached house provides: entrance hall, bright and airy living room, modern fitted kitchen/breakfast room with a comprehensive range of units and appliances, On the first floor are two bedrooms and a beautifully appointed modern bathroom. Gas heating and double glazing. Paved driveway providing parking and enclosed rear garden ideal for alfresco dining and entertaining. Viewing recommended.



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.

Gas heating with radiators.

ENTRANCE HALL: Composite front door and built in storage cupboard.

LOUNGE: 15' 4 (max)" x 12' 1" (4.67m x 3.68m) Radiator and double glazed window. Feature panelled wall and wood style flooring.



KITCHEN/BREAKFAST ROOM: 12' 9" x 9' 2" (3.89m x 2.79m) Vertical radiator. 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. Double electric oven and hob with extractor over. Counter surface lighting and French doors to the garden.



STAIRS AND LANDING: Loft access.

BEDROOM 1: 12' 2" x 9' 3" (3.71m x 2.82m) Radiator and double glazed window.



BEDROOM 2: 12' 4" x 7' 5" (3.76m x 2.26m) Radiator and double glazed window.



BATHROOM: Heated towel rail, double glazed window, w.c., wash hand basin in vanity unit and panelled bath with shower over. Complimentary modern tiling. Cupboard housing the gas boiler.

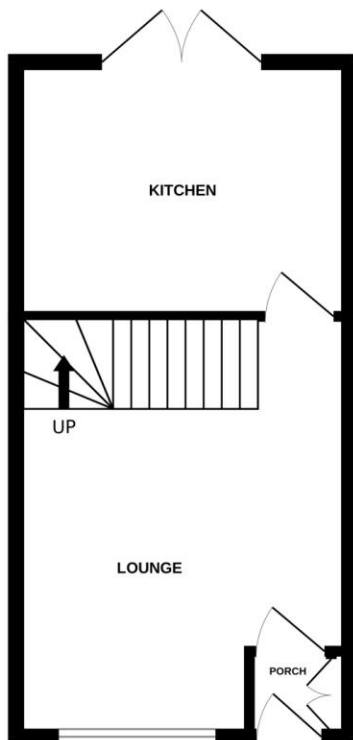


OUTSIDE: Paved frontage providing parking for two cars and timber gate to the side with rear patio and lawn garden with further patio area ideal for alfresco dining. Two garden sheds.

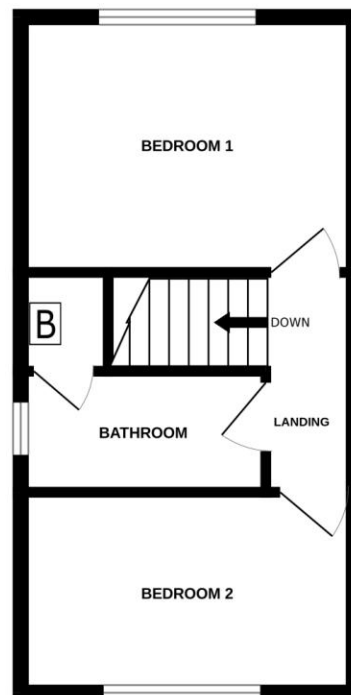


Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
299 sq.ft. (27.8 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.7 sq.m.) approx.

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

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.