

Rowden Crescent, Shotton, Deeside, CH5 1HG
£155,000 MS11085



DESCRIPTION: An extended three bedroom semi detached house in a cul de sac location which requires modernisation and briefly comprises:- entrance hall, lounge, ground floor shower room, sitting room, dining room and kitchen. Three bedrooms. Gas heating and double glazing, Driveway and garage. gardens to the front and rear.

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

DESCRIPTION: Turn immediately right out of our office into King George Street and second right into Kingsway at the "T" junction continue and Rowden Crescent will be seen on the left hand side and 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 an established residential area being convenient for local shopping facilities and public transport.

HEATING: Gas heating with radiators.

ENTRANCE HALL:

LOUNGE: 14' 3" x 13' 9" (4.34m x 4.19m) Radiator and double glazed window.



REAR HALL Under stairs storage and rear exit.

SHOWER ROOM Radiator, double glazed window, w.c., wash hand basin and shower cubicle. Complimentary tiling.



SITTING ROOM 11' 7" x 9' 2" (3.53m x 2.79m) Gas fire and radiator. Opening to:-



DINING AREA 8' 20" x 7' 7" (2.95m x 2.31m) Double glazed window.



KITCHEN: 8' x 6' (2.44m x 1.83m) Radiator, two double glazed windows. Single stainless steel sink unit and tiled floor.



BEDROOM 1: 15' x 11' 8" (4.57m x 3.56m) Radiator and double glazed window. Walk in storage with double glazed window.



BEDROOM 2: 11' 9" x 7' 6" (3.58m x 2.29m) Radiator and double glazed window. Storage cupboard housing the gas boiler.



BEDROOM 3: 8' 6" x 8' 4" (2.59m x 2.54m) Radiator and double glazed window.



OUTSIDE: Double gates lead to the drive with timber gates which lead to the garage. The frontage is mixed hard landscaping and plants and to the rear are established gardens and a patio



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	56 D	
39-54	E		
21-38	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 of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

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