

Aston Park Road, Shotton, Deeside, Flintshire, CH5 1UA
NO CHAIN £200,000 **OIRO** MS11166



DESCRIPTION: If you are looking for an attractive bungalow with a stunning garden this could be the one for you. Situated in a popular location this two bedroom semi detached bungalow briefly comprises:- entrance porch, dining room, kitchen, garden room, bright and airy lounge, two double bedrooms and shower room. Gas heating and mostly double glazed. Parking for several cars and garage. Two tier established gardens ideal for alfresco dining. 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 10.00am – 2.00pm Saturday

DIRECTIONS: Turn right out of the Shotton office and proceed under the railway bridge to the traffic lights. Turn right into Shotton lane and continue passing the shops until the lane narrows and turn left into the the one way road. Pass the community hospital and at the roundabout take the fourth exit passing the shopping parade into Aston Park Road bear left and the property will be seen at the head of the cul de sac.



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 conveniently for the A55 expressway allowing access to Chester, Liverpool and the North Wales Coast.

HEATING: Gas heating with radiators.

ENTRANCE PORCH twin double glazed doors and timber door into:-

DINING ROOM: 10' 6" x 7' 9" plus recess 4' 5" X 3' 5"(3.2m x 2.36m) Radiator and double glazed window. Wall mounted gas fire which is disconnected.



KITCHEN: 11' 1" x 6' (3.38m x 1.83m) Radiator and two double glazed windows. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching wall and base units with work surface over. Tiling to splash back area's. Cupboard housing the gas boiler. Tiled floor.



GARDEN ROOM: 9' 3" x 9' 2" (2.82m x 2.79m) Double glazed window and door to the garden.



LOUNGE: 16' 3" x 11' 9" (4.95m x 3.58m) Radiator and double-glazed window. Fire surround and mantle with inset electric fire.



BEDROOM 1: 12' 2" x 10' (3.71m x 3.05m) Single glazed window and fitted wardrobes and storage to one wall.



BEDROOM 2: 8' 9" x 8' 6" (2.67m x 2.59m) Radiator and double-glazed window. Fitted wardrobe.



SHOWER ROOM: Heated towel rail, double glazed window, w.c., wash hand basin and corner shower cubicle. Complimentary tiling.

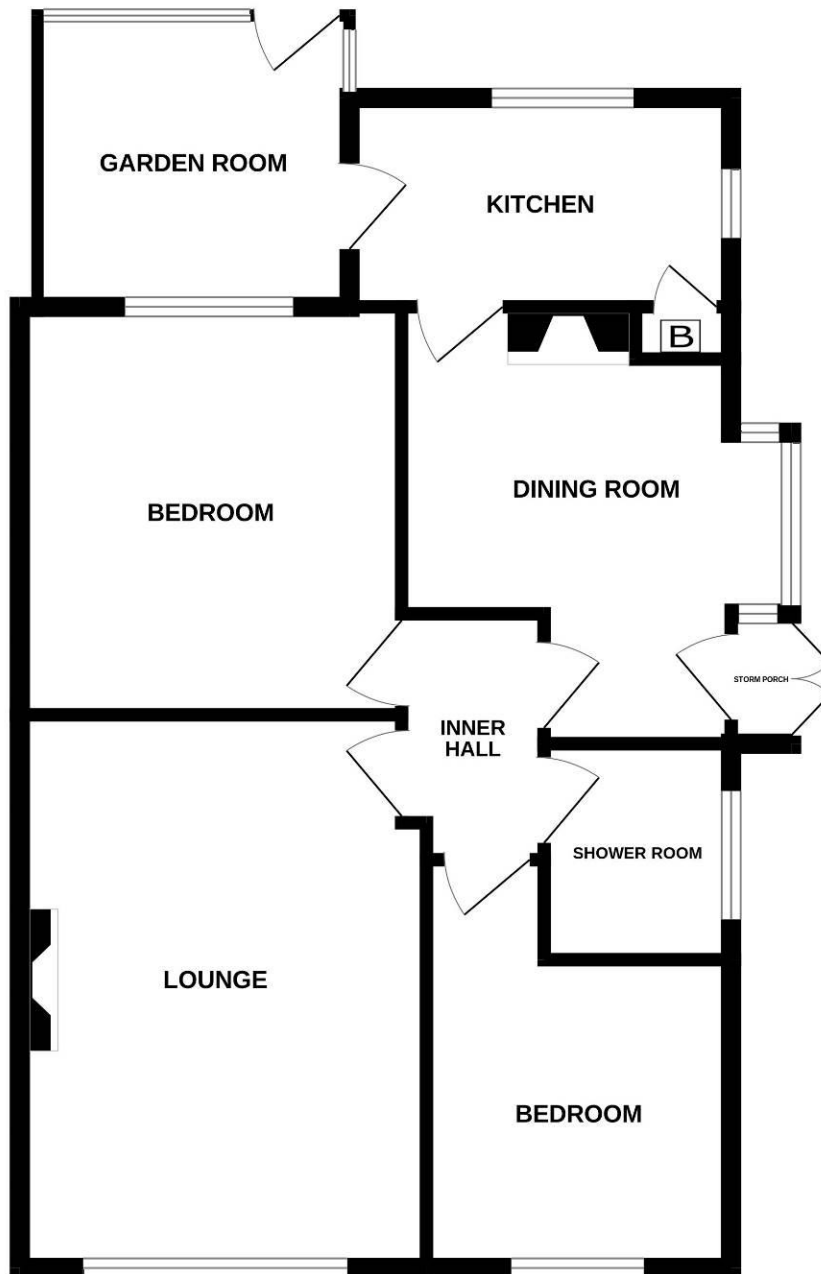


OUTSIDE: Paved frontage and drive leading to the brick-built garage 17' 7" X 9' 2" with up and over door, having light and power connected and side personal door. A single gate leads to the beautiful gardens which are on two levels being extensively laid to lawn with established shrubs.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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 or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey