

Willow Brook, Station Road, Sandycroft, Deeside, CH5 2PW
£85,000 MS11190



DIRECTIONS: Turn right out of the Shotton Office and proceed to Queensferry. Continue passing the leisure centre and continue through the traffic lights to the roundabout taking the second exit to Pentre. Go through Pentre into Sandycroft and on reaching the Bridge Pub on the left turn left and continue over the railway bridge and when the road bends left turn right on the corner until turning left over a bridge into the park. Follow the road to the right and the property will be seen on the left

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: A beautifully presented 2 bedroom mobile home situated in a leafy park with bright and airy accommodation which briefly comprises:- entrance hall, lounge through dining area, comprehensively fitted kitchen with appliances, principle bedroom with en suite shower and walk in wardrobe, second bedroom and bathroom. Color gas heating and double glazing. Parking and low maintenance gardens. Viewing recommended.
Age restriction 50 years. Pitch fees as of Jan 2025 £209.21 per month



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

ENTRANCE HALL: Double glazed front door and radiator.

LOUNGE: 15' 8" x 11' 2" (4.78m x 3.4m) Radiator and two double glazed windows. Fire surround with inset electric fire.



DINING AREA 8' 3" x 7' 6" (2.51m x 2.29m) Radiator and double glazed window.



KITCHEN: 13' 8" x 7' 4" (4.17m x 2.37m) Radiator and double glazed window. Plumbing for an automatic washing machine, one and a half steel sink unit with storage below and matching modern wall and base units with work surface over. Wine rack, breakfast bar area and electric oven and gas hob. Wall mounted gas boiler concealed in a kitchen cupboard. Door to the rear.



BEDROOM 1: 10' x 8' 4" (3.05m x 2.54m) Radiator and double glazed window. Walk in wardrobe and fitted dressing table with draws.



EN SUITE Radiator, double glazed window, w.c., and shower cubicle. Complimentary tiling.

BEDROOM 2: 10' 2" x 9' 5" (3.1m x 2.87m) Radiator and double glazed window. Fitted dressing table with draws.



BATHROOM: Radiator, double glazed window, w.c., wash hand basin in vanity unit and panelled bath. Complimentary modern tiling.



OUTSIDE: low maintenance gardens to the front and rear with coloured stones and specimen shrubs and paving. Great space for alfresco dining.



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

