

Deiniols Road, Mancot, Deeside, Flintshire, CH5 2ES
£170,000 MS11170



DESCRIPTION: A deceptively spacious three bedroom semi detached house which requires a full scheme of works. Accommodation which comprises:- entrance hall, Dining room with original fire place, Lounge with original fire place, door leading to the kitchen and built in larder. Back door leading to the outhouses and enclosed rear garden. Three bedrooms and bathroom. Gas heating and double glazing.

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 towards Queensferry at the traffic lights proceed across to the roundabout taking the second exit for Mancot and proceed through Pentre until turning right into Leaches Lane by the traffic lights and passing the school when the road bears left turn left and continue until Deiniols Road is seen on the right hand side and the property will be seen on the left



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:



LOUNGE: 13' 9" x 9' 9" (4.19m x 2.97m) Radiator and double glazed window.



DINING ROOM: 13' 7" x 13' 1" (4.14m x 3.99m) Radiator and double glazed window. Gas fire.



KITCHEN: 8' x 6' 2" (2.44m x 1.88m) Single stainless-steel sink. Door to larder and back door to outside storage and garden



UTILITY ROOM: Side hall with W.C and two brick storage sheds

STAIRS AND LANDING: Loft access, Double glazed window, Cupboard Housing Gas Boiler



BEDROOM 1: 13' 9" x 9' 4" (4.19m x 2.84m) Radiator and double glazed window. Two built in storage cupboards.



BEDROOM 2: 9' 13" x 9' 8" (3.07m x 2.95m) Radiator and double glazed window. Two built in storage cupboards.



BEDROOM 3: 8' 8" x 8' (2.64m x 2.44m) Double glazed window



BATHROOM: Radiator and double glazed window. W.C, wash hand basin and panelled bath



OUTSIDE: Enclosed rear garden



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	60 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 or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey