

10 Courtland Drive

MS11206



ASTON

£230,000

10 Courtland Drive, Aston Park, Deeside, Flintshire, CH5 1UQ
£230,000 MS11206



DESCRIPTION: An immaculate example of its type is this beautifully presented and extended semi detached family home with a large garden and generous parking. The property offers a bright and airy entrance hall, lounge, extended comprehensively fitted kitchen with appliances, extended living/dining room overlooking the garden, three bedrooms and bathroom. Gas heating with combi boiler installed approx. 2023 and double glazing. Concrete patterned drive providing ample parking and garage. Very neatly maintained gardens providing great space for alfresco dining and entertaining. Viewing recommended.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER
Viewing by arrangement through ShottonOffice
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 and turn right into Shotton Lane proceed passing the shops and playing field and turn left into the one way system passing the community hospital on the left to the roundabout and take the 4th exit and turn immediately left into Courtland Drive where the property will be seen on the right hand side.

LOCATION: A popular residential area situated conveniently for the A55 expressway allowing access to Chester, Liverpool and the North Wales Coast

HEATING: Gas heating with radiators. Combi boiler installed approximately 2023.

ENTRANCE HALL: A bright and airy welcoming space. Radiator and double glazed window. Under stairs storage and laminate floor.



LOUNGE: 13' 1" x 11' 7" (3.99m x 3.53m) Radiator and double glazed window. Living flame coal effect gas fire with surround and mantle. laminate floor.



LIVING ROOM/DINING 15' 4" x 9' 7" (4.67m x 2.92m) Radiator, coal effect gas fire, laminate floor and French doors to the gardens.



KITCHEN: 18' 5" x 9' 1" (5.61m x 2.77m) Radiator and three double glazed windows. Plumbing for an automatic washing machine, one and a half single stainless steel sink unit with storage below and a comprehensive range of good quality matching wall and base units with work surface over. Double electric oven and gas hob with extractor over. Built in fridge and freezer. Laminate floor. Door to the garden.



STAIRS AND LANDING: Double glazed window, loft access and cupboard housing the gas boiler.

BEDROOM 1: 12' 11" x 11' 7" (3.94m x 3.53m) Radiator and double glazed window. Built in storage.



BEDROOM 2: 11' 7" x 10' (3.53m x 3.05m) Radiator and double glazed window.



BEDROOM 3: 9' x 6' 8" (2.74m x 2.03m) Radiator and double glazed window. Storage cupboard and shelving.



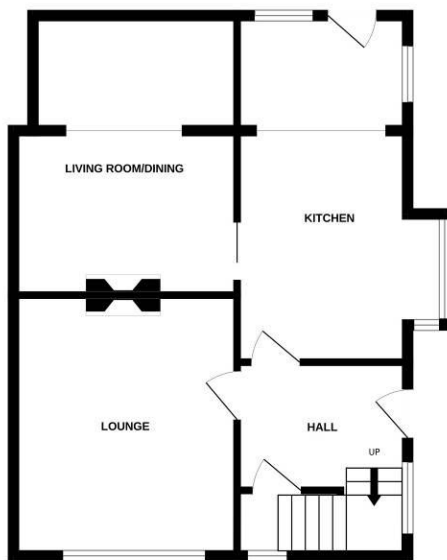
BATHROOM: Heated towel rail, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary tiling.



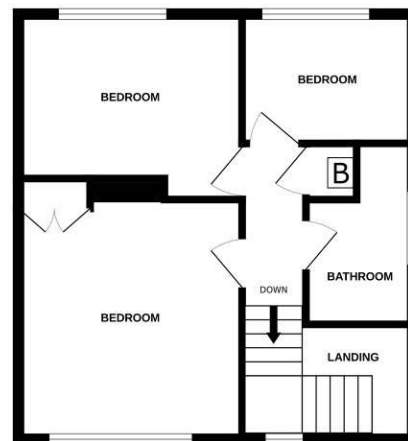
OUTSIDE: Low maintenance frontage with concrete pattern drive along side of the property to the garage. A gate leads to the rear which provides great entertaining space, lawn garden, established shrubs, timber bin store and summer house.



GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.

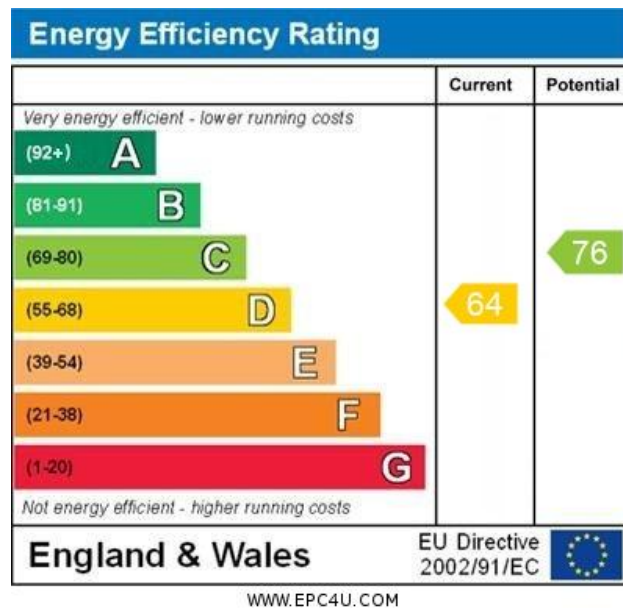


1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.7 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 or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.