

Shotton Lane, Shotton, Deeside, Flintshire, CH5 1QS
£255,000 MS11178



DESCRIPTION: If you are looking for lots of space in a period property on the fringes of Shotton this could be the one for you. A Detached house in an elevated position in need of modernisation which comprises, sitting room, Lounge, lounge/diner, kitchen and spacious ground floor bathroom. On the first floor are four generous bedrooms. Gas heating and double glazing. Long sloping driveway with potential to create further parking. Gardens to the front side 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

DIRECTIONS: Turn right out of the Shotton office and proceed under the railway bridge. At the traffic lights turn right into Shotton lane, after passing the shops and playing field when the lane narrows the property will be seen in an elevated position 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 a leafy location on the fringes of Shotton which has good public transport and access to shops and services.

HEATING: Gas heating with radiators.

SITTING ROOM 11' 9" x 9' 3" (3.58m x 2.82m) Radiator and double glazed window. Beamed ceiling.



LOUNGE: 17' 2" x 15' (5.23m x 4.57m) Radiator and two double glazed windows. Inglenook style fireplace with gas fire. Stairs to first floor.



SNUG/DINER Snug Area 12' 8" X 10' 9 plus recess- double glazed window. Brickwork fireplace with inset electric fire.

Dining Area 7' 2 X 6' 9" Radiator and double glazed window. Beamed ceiling.



KITCHEN: 18' 4" x 5' 8" (5.59m x 1.73m) Radiator and three double glazed windows. Plumbing for an automatic washing machine, one and a half stainless steel sink unit with storage below and matching wall and base units with work surface over. Electric oven and gas hob. Wall mounted gas boiler. Built in storage and tiled floor.



REAR HALL Tiled floor and double glazed rear exit.

BATHROOM: 9' x 6' 2" (2.74m x 1.88m) Radiator and double glazed window.. Wash hand basin, w.c., and panelled bath. Complimentary tiling. Loft access.



BEDROOM 1: 17' 5" x 13' 2"(max) 10' 3" min) (5.31m x 4.01m) Radiator and double glazed window. Laminate floor and loft access.



BEDROOM 2: 11' 3" x 9' 2" (3.43m x 2.79m) Radiator and double glazed window. Laminate floor.



BEDROOM 3: 8' 1" x 7' 5" (2.46m x 2.26m) Radiator and double glazed window.



BEDROOM 4: 18' 2" x 6' 9" (5.54m x 2.06m) Radiator and double glazed window. Laminate floor.



OUTSIDE: Steps lead to the front of the property with shrubs to the sloping frontage. To the side and rear are large grassed area's and two area's one to the side and one to the rear which lends itself to providing area's for alfresco dining. Long sloping drive to the side. The garages to the bottom of the front garden are not belonging to this property



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