

**7 Harrison Grove**

**MS11183**



**SANDYCROFT**

**£165,000**

7 Harrison Grove, Sandycroft, Deeside. CH5 2PH  
£165,000 **NO CHAIN** MS11183



**DESCRIPTION:** If you are looking for your first home with a lovely colourful garden ideal for alfresco entertaining this could be the one for you. A lovingly cared for semi detached house which briefly comprises:- entrance hall, modern fitted kitchen with a comprehensive range of appliances, bright and airy lounge, two double bedrooms and modern bathroom. Gas heating and double glazing. Good size established gardens.

---

**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 to Queensferry. Continue through the traffic light intersection to the roundabout and take the second exit for Pentre/Sandycroft. Continue through Pentre into Sandycroft and turn left into Phoenix Street. After passing the grocery store on the left turn left into Harrison Grove where the property will be seen on the left hand side.

**LOCATION:** Situated in an established residential area being convenient for employment opportunities in British Aerospace and the industrial estate. The A55 link Road provides access to Chester, Liverpool and the North Wales Coast.

**HEATING:** Gas heating with radiators.

**ENTRANCE HALL:** Radiator and double glazed window. Under stairs storage.



**KITCHEN:** 10' (3.05m) Radiator and double glazed window. Walk in storage with plumbing for an automatic washing machine, gas boiler and double glazed window. One and a half sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and microwave, gas hob with extractor over, fridge and freezer.. Complementary modern tiling and laminate floor.



**LOUNGE:** 16' 8" x 11' (5.08m x 3.35m) Radiator and double glazed window. Modern fire surround and mantle with hearth. Double glazed French doors to the gardens.



**STAIRS AND LANDING:** Radiator and double glazed window. Loft access.

**BEDROOM 1:** 13' 5" x 9' 4" (4.09m x 2.84m) Radiator and double glazed window. Built in wardrobe/storage.



**BEDROOM 2:** 10' 9" x 9' 4" (3.28m x 2.84m) Radiator and double glazed window.





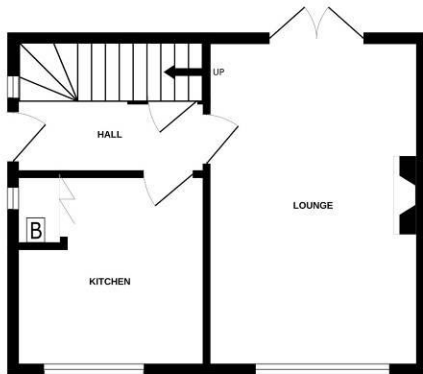
**BATHROOM:** Radiator, double glazed window, w.c., wash hand basin with vanity unit, and panelled bath with shower over. Complimentary modern tiling. Laminate floor.



**OUTSIDE:** Single access gate to a low maintenance frontage. with path and established shrubs to the side to a single gate leading to a paved area and gate to the rear to a colourful cottage style garden with patio area and well stocked established plants leading through to a lawn garden with colourful specimen trees including Beech and Olive. Garden store 10' 6" X 5'



GROUND FLOOR  
344 sq.ft. (31.9 sq.m.) approx.

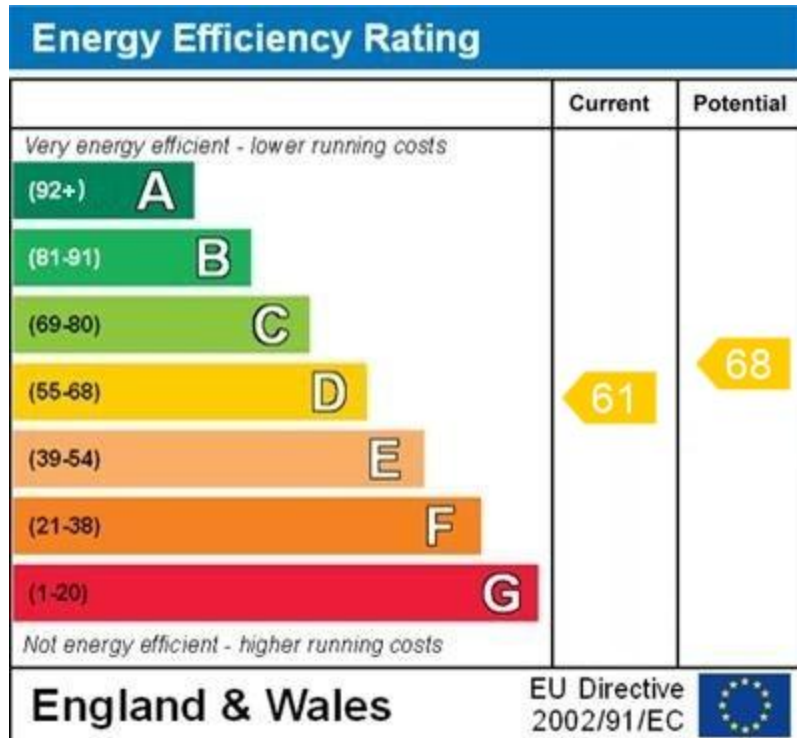


1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 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.  
Made with Metropix ©2025



WWW.EPC4U.COM

**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.