

Dundas Street, Queensferry, Deeside, Flintshire, CH5 1SZ
£155,000 MS11229



DESCRIPTION: A three bedroom semi detached house with colourful garden which briefly comprises:- entrance hall with decorative tiling to the floor, lounge, dining room, fitted kitchen, utility room and ground floor w.c. On the first floor are 3 bedrooms and a bathroom. Gas heating and double glazing. Lovely gardens ideal for alfresco dining and garage.

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 to Queensferry on reaching the traffic lights bear left into Station Road and proceed until turning right into Dundas Street where the property will be seen on the left 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 conveniently for the A55 expressway allowing access to Chester, Liverpool and the North Wales Coast.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Double glazed front door and decorative tiling to the floor.

LOUNGE: 12' 9" x 12' 4" (3.89m x 3.76m) Radiator and double glazed window. Living flame gas fire with wooden surround and mantle. Wood block floor.



DINING ROOM: 11' 4" x 10' (3.45m x 3.05m) Radiator and double glazed window. Electric fire with modern surround. Tiled floor.



KITCHEN: 11' 7" x 6' 3" (3.53m x 1.91m) Double glazed window. One and a half sink unit with storage below and matching modern wall and base units with work surface over. Tiling to the splash back areas..

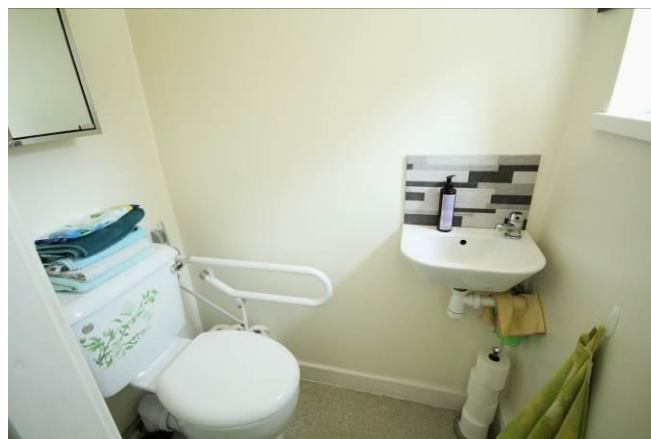


REAR HALL: Tiled floor and double glazed rear exit.

UTILITY ROOM: 6' 2" x 4' 9" (1.88m x 1.45m) Radiator, double glazed window, plumbing for an automatic washing machine. Counter work surface area, and tiled floor.



W.C Radiator and double glazed window. Wash hand basin and w.c.



STAIRS AND LANDING: Built in storage cupboard and loft access.

BEDROOM 1: 12' 5" x 10' 2" (3.78m x 3.1m) Radiator and double glazed window.



BEDROOM 2: 11' 4" x 9' 5" (3.45m x 2.87m) Radiator and double glazed window.



BEDROOM 3: 7' 10" x 6' 4" (2.39m x 1.93m) Radiator and double glazed window.



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



OUTSIDE: Gardens to the front and rear with a lovely colourful garden to the rear with lawn garden and ideal space for alfresco dining and entertaining. Large garage 23' 7" X 12' 2" with up and over door with light and power connected.



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 of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey