

Lynfield Close, Connah's Quay, Deeside, Flintshire, CH5 4TR  
 £155,000 MS11072



**DESCRIPTION:** If you are looking for a family home with good size bedrooms this could be the one for you. This beautifully presented extended three bedroom terraced house with has been altered and improved by the present owner briefly comprises:- entrance porch, A spacious and comprehensively fitted modern kitchen/dining room which was enlarged as part of the former garage is included. Lounge with French doors to the rear. Sitting room Three double bedrooms and a modern bathroom. Gas heating and double glazing. The former garage now is a small storage space. Paved drive. Enclosed garden to the rear ideal for alfresco dining.

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**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

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**DIRECTIONS:** Turn left out of the Shotton office and proceed to Connah's Quay. Continue passing the shopping parade on the left until turning left into Mold Road. Proceed along here until turning right into Englefield Avenue and Lynfield Close will be seen on the right hand side just before the Redhall Public House.




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**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 popular residential location being convenient for the local shops and primary schools.

**HEATING:** Gas heating with radiators.

**ENTRANCE PORCH** Double glazed windows, Composite front door and tiled floor. Double glazed door to:-

**KITCHEN/DINER:** 20' 6" x 11' 5" (6.25m x 3.48m) Radiator and double glazed window. Plumbing for an automatic washing machine, one and a half stainless steel sink unit with storage below and matching modern wall and base units with work surface over with central dining area Electric oven and hob. Built in fridge/freezer. LED lighting and complimentary tiling.



**LOUNGE:** 20' 5" x 10' 6" (6.22m x 3.2m) Two radiators, under stairs storage, laminate floor and French doors to the rear.

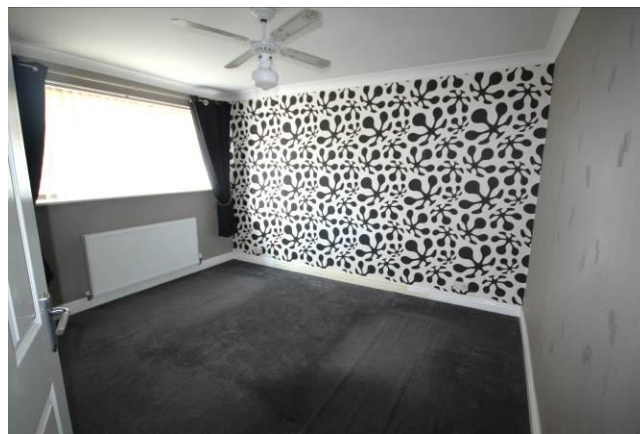


SITTING ROOM 12' 4" x 9' 8" (3.76m x 2.95m) Radiator and two double glazed windows.

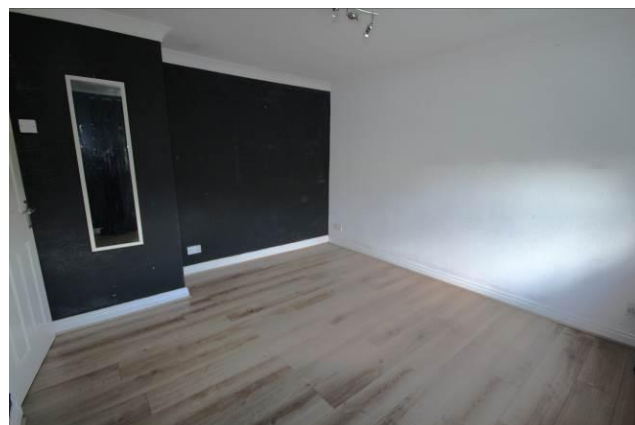


STAIRS AND LANDING: loft access.

BEDROOM 1: 12' 1" x 10' 9" (3.68m x 3.28m) Radiator and double glazed window. Built in wardrobes with mirror sliding doors which houses the gas boiler.



BEDROOM 2: 12' 7" x 11' 10" (3.84m x 3.61m) Radiator and double glazed window.  
Laminate floor.



BEDROOM 3: 10' 7" x 9' 1" (max)(3.23m x 2.77m) Radiator and double glazed window.



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



OUTSIDE: Gated access to the paved drive to the front. Garage door access to a small storage space. Paved patio areas to the rear being ideal for alfresco dining.





**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