

Princes Street, Connah's Quay, DEESIDE, Flintshire, CH5 4QD  
**AUCTION GUIDE PRICE £70,000** MS11140



**DESCRIPTION:** A two bedroom terraced house which is being sold as seen which requires full modernisation and briefly comprises:- entrance, lounge, kitchen, ground floor bathroom and two bedrooms. Yard to the rear.

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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. On reaching Brown Furniture on the left turn left into Chapel Street and turn left into Princes Street where the property will be seen on the left hand side.



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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 location being convenient for primary and secondary schools.

HEATING: No Heating.

ENTRANCE: Double glazed front door.

LOUNGE: 12' 2" x 12' 1" (3.71m x 3.68m) Double glazed window.



KITCHEN: 11' 5" x 9' 2" (3.48m x 2.79m) Double glazed window.



REAR HALL:

BATHROOM: Ground floor.



BEDROOM 1: Double glazed window. Original fireplace.



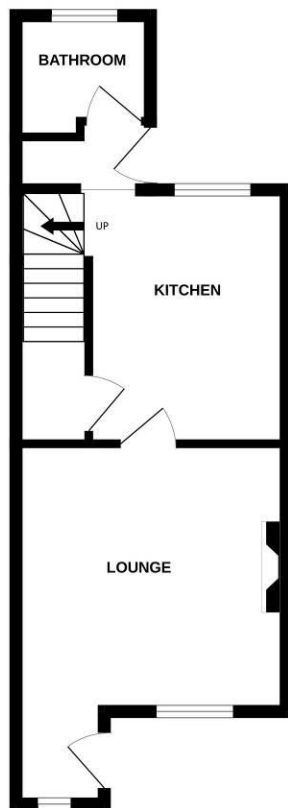
BEDROOM 2: 11' 5" x 9' 5" (max)(3.48m x 2.87m) Double glazed window.



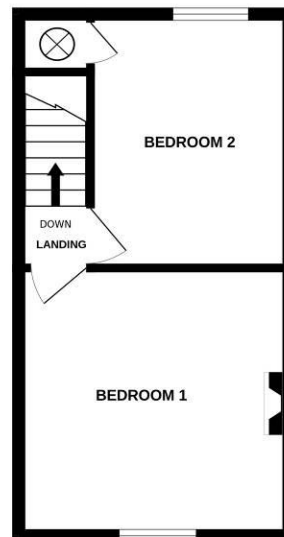
OUTSIDE: Rear yard



GROUND FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 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. The 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