

Wellington Street, Shotton, Deeside. CH5 1AH
£175,000 MS11209



DESCRIPTION: A three bedroom semi detached house in a convenient location for shops and services which briefly comprises:- entrance hall, cloaks/w.c., spacious lounge, comprehensively fitted kitchen/dining room, principal bedroom with en suite shower room, two further bedrooms and family bathroom. Gas heating with replacement boiler installed in 2024. Double glazing. Driveway for parking. Enclosed rear garden. Viewing recommended.

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. Before reaching the traffic lights turn right into Wellington Street where the property will be seen 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 an established residential area being convenient for local shopping facilities and public transport.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Composite front door and radiator.

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



LOUNGE: 14' 5" x 12' 5" (4.39m x 3.78m) Radiator and double glazed window.



KITCHEN/DINER: 15' 7" x 10' 3" (4.75m x 3.12m) 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. Electric oven and hob. Built in fridge/freezer Cupboard housing the wall mounted gas boiler. Under stairs storage. Patio doors to the rear gardens.



STAIRS AND LANDING: Radiator, linen cupboard and loft access.

BEDROOM 1: 11' 8" x 9' 2" (3.56m x 2.79m) Radiator and double glazed window.



ENSUITE: Heated towel rail, double glazed window, w.c., wash hand basin and shower cubicle.



BEDROOM 2: 9' 6" x 9' 2" (2.9m x 2.79m) Radiator and double glazed window.



BEDROOM 3: 8' 5" x 6' 1" (2.57m x 1.85m) Radiator and double glazed window.



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



OUTSIDE: Shared tarmacadam's apron to the front with low maintenance slate areas and paved driveway to the side with gate leading to the enclosed rear garden which is lawn.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		