

Chester Close, Shotton, Deeside, Flintshire, CH5 1AU
£145,000 MS11253



DESCRIPTION: A spacious three bedroom home in a popular and convenient location which briefly comprises:- entrance hall, lounge through dining room, fitted kitchen and large ground floor bathroom with 4 piece suite. On the first floor are three double bedrooms. Gas heating and double glazing. Low maintenance gardens to the front and rear. Rear vehicle access.. Workshop. 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 and turn right into Chester Close 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: Double glazed front door and radiator.

LOUNGE: 11' 4"(max) x 11' 4" (3.45m x 3.45m) Radiator and double glazed window. Fire surround with inset electric fire.



DINING ROOM 12' 6" x 12' 1" (max)(3.81m x 3.68m) Radiator and double glazed window. Electric fire in inglenook.



KITCHEN: 12' 1" x 8' 8" (3.68m x 2.64m) Double glazed window. Plumbing for an automatic washing machine, one and a half single stainless steel sink unit with storage below and matching wall and base units with work surface over. Wall mounted gas boiler. Complementary tiling. Under stair storage..



REAR HALL. Radiator, tiled floor and double glazed rear exit.

BATHROOM: 9' x 7' 8" (2.74m x 2.34m) Heated towel rail, double glazed window, w.c., wash hand basin and panelled bath Separate shower cubicle.. Complimentary tiling.



BEDROOM 1: 15' 3" max to recess and wardrobe recess)x 11' 5" (4.65m x 3.48m) Radiator and two double glazed windows. Fitted wardrobe and storage to one wall.



BEDROOM 2: 12' 6" x 9' 4" (3.81m x 2.84m) Radiator and double glazed window.



BEDROOM 3: 12' 3" x 9' 1" (3.73m x 2.77m) Radiator and double glazed window.



OUTSIDE: Low maintenance frontage with single access gate. To the rear the area is mainly paved with a neat bed for planting. A secure workshop 8' 6" X 6' 11" with double glazed window and upvc door with a work bench and shelving. Gated access to the rear.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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