

Alexandra Street, Shotton, Deeside, CH5 1DL
£125,000 MS10988



DESCRIPTION: Convenient for public transport and local shops is this two double bedroom terraced house which briefly comprises:- lounge through dining room, modern fitted kitchen, spacious ground floor bathroom and 2 bedrooms. Gas heating and double glazing. Courtyard style garden to the rear with rear vehicle access.

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: Proceed into King Edward Street directly opposite our office, turn right and then left into Alexandra 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 in an established residential area being convenient for local shopping facilities and public transport.

HEATING: Gas heating with radiators.

LOUNGE: 12' 1"(max) x 11' 6" (3.68m x 3.51m) Radiator and double glazed window. Double glazed front door, pebble style gas fire with surround and laminate floor.



DINING ROOM: 12' 4" x 11' 7"(max) (3.76m x 3.53m) Radiator and double glazed window. Laminate floor.



KITCHEN: 13' 3" x 7' 2" (4.04m x 2.18m) Double glazed window. Plumbing for an automatic washing machine, one and a half sink unit with storage below and matching modern wall and base units with work surface over. Complementary tiling to the splash back areas and floor. Wall mounted gas boiler.



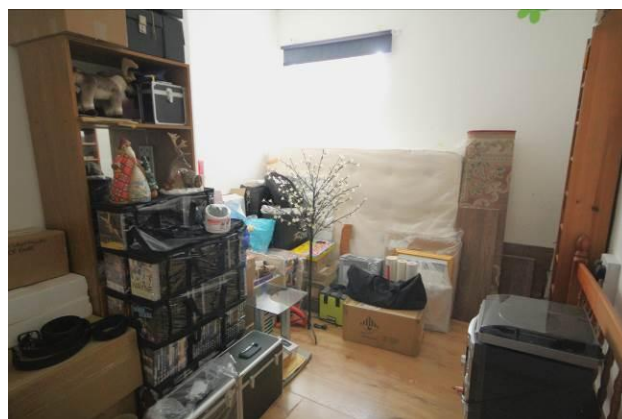
BATHROOM: 7' 1" x 6' 1" (2.16m x 1.85m) Heated towel rail, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary modern tiling.



BEDROOM 1: 11' 8" x 11' 4" (3.56m x 3.45m) Double glazed, Radiator



BEDROOM 2: 12' 4" x 9' 3" (3.76m x 2.82m) Double galzed, radiator, laminated flooring



OUTSIDE: Courtyard style garden area to the rear which is enclosed with double gates to the rear. brick built storage shed and greenhouse.



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.