

Willow Lane, Pentre, Deeside, Flintshire, CH5 2AD
£195,500 MS11123



DESCRIPTION: If you are looking for a bungalow with disability access with open aspects to the rear this could be the one for you. A two bedroom detached bungalow briefly comprising:- entrance porch, entrance hall, lounge, fitted kitchen with built in appliances, two double bedrooms and a wet room. Gas heating and double glazing. Paved frontage and drive to the garage. Low maintenance gardens to the rear with open aspects to the rear.

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 to Queensferry, at the traffic lights continue to the roundabout taking the second exit for Sandycroft. Continue until turning right just after the Mechanic Arms on the right and first right into Willow lane where the property will be found 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 conveniently for the A55 expressway allowing access to Chester, Liverpool and the North Wales Coast. Open aspects to the rear.

HEATING: Gas heating with radiators.

ENTRANCE PORCH Double glazed front door and windows.

ENTRANCE HALL: Built in storage cupboard.

LOUNGE: 17' 9" x 10' 9" (5.41m x 3.28m) Radiator and double glazed window. Electric log style burner.



KITCHEN: 11' x 10' 3" (3.35m x 3.12m) 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 gas boiler. Complimentary tiling.



INNER HALL Built in storage cupboard.

BEDROOM 1: 12' 4" x 10' 9" (3.76m x 3.28m) Radiator and double glazed window. Fitted bedroom furniture providing, wardrobes, draw unit, dressing table, and bedside cabinets with display shelving above.



BEDROOM 2: 11' x 9' (3.35m x 2.74m) Radiator and double glazed window. Laminate floor. Double glazed door with ramp to outside..



WET ROOM Heated towel rail, radiator, double glazed window, w.c., wash hand basin with vanity storage and floor shower Complimentary modern tiling.



OUTSIDE: Paved frontage and drive leading to the garage with up and over door. Established shrubs to the front. To the rear is a coloured stone garden with intermittent shrubs. paved patio and garden shed.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	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 of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey