

Borough Grove, Flint, Deeside, Flintshire, CH6 5DS
£185,000 MS11233



DESCRIPTION: Situated in a popular and convenient location is this mature 3 bedroom semi detached property which has spacious living accommodation to briefly comprise entrance hall, downstairs wc, lounge, dining area, fitted kitchen with integrated appliances, utility room, and to the first floor there are 3 double bedrooms and a family bathroom. The accommodation is complimented by gas heating and UPVC double glazing and externally there is a drive providing off road parking, single garage and good size rear gardens. **VIEWING RECOMMENDED. FREEHOLD. COUNCIL TAX BAND C.**

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: From the agents Shotton office turn left and proceed through Connahs Quay and on into Flint, Borough Grove will be a turning off the Chester Road, turn left and continue for a short distance and the property will be noted 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 a convenient location with easy access to town centre centre facilities and the main road network for commuting to local industrial areas and Chester city centre.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Panelled radiator. Wood effect floor covering. Stairs rising to first floor. UPVC front entrance door.



DOWNSTAIRS WC: Fitted 2 piece suite comprising wc and wash hand basin.

LOUNGE: 12' 4" x 9' 8" (3.76m x 2.95m) Panelled radiator. Coved ceiling. Tv point. Wood effect floor covering. Fitted fire surround with open fire. Bay window to front elevation.



DINING AREA: 12' 6" x 12' 4" (3.81m x 3.76m) Panelled radiator. Coved ceiling. Wood effect floor covering. French doors to rear garden.



KITCHEN: 8' 8" x 6' 8" (2.64m x 2.03m) The kitchen is fitted with a range of wall and base units with worktop surfaces and inset bowl and drainer and splash back tiling with integrated appliances to include hob, extractor hood and oven. Tiled floor.



UTILITY ROOM 6' 1" x 5' 9" (1.85m x 1.75m) Integrated fridge/freezer. Fitted worktop services. Space for washing machine and dryer. UPVC rear entrance door.



STAIRS AND LANDING: Panelled radiator. Loft access. Doors leading off to bedrooms and bathroom.



BEDROOM 1: 13' 6" x 9' 9" (4.11m x 2.97m) Panelled radiator. Fitted range of wardrobe facilities with sliding doors. Window to front elevation.



BEDROOM 2: 11' 5" x 9' 8" (3.48m x 2.95m) Panelled radiator. Fitted mirrored wardrobe facilities. Window to rear elevation.



BEDROOM 3: 8' 6" x 8' 5" (2.59m x 2.57m) Panelled radiator. Built in storage cupboard. Window to front elevation.



BATHROOM: 8' 4" x 5' 8" (2.54m x 1.73m) Chrome style towel rail. Fitted 3 piece white suite comprising wc, wash hand basin set in vanity unit and panelled bath with shower above. Part tiled walls.



OUTSIDE To the front of the property there is a drive providing off road parking and a low maintenance garden the drive extends to the side of the property(limited access) leading to the detached single garage. To the rear there are extensive lawned gardens with shrub borders.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	73 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 or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey