

Aston Park Road, Queensferry, Deeside, Flintshire, CH5 1UB
£200,000 MS11297



DESCRIPTION: A three bedroom detached bungalow in a popular residential area which requires renovation and briefly comprises:- spacious entrance hall, lounge, kitchen, 3 bedrooms and a modern bathroom. Gas heating and double glazing. A corner plot with gardens to three sides with a garage and drive 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 under the railway bridge to the traffic lights. Turn right into Shotton lane and continue past the shops until the lane narrows, follow the one way sign left until turning right into Courtland Drive and first right into Aston Park Road 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 conveniently for the A55 expressway allowing access to Chester, Liverpool and the North Wales Coast.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Double glazed front door, built in storage and loft access.

LOUNGE: 15' 6" x 12' 2" (4.72m x 3.71m) Radiator and double glazed window.



KITCHEN: 11' 1" x 9' 8" (3.38m x 2.95m) Radiator and double glazed window. Single stainless steel sink unit with storage below and wall and base units with work surface over. Wall mounted gas boiler. Door to garden.



BEDROOM 1: 12' 2" x 11' (3.71m x 3.35m) Radiator and double glazed window.



BEDROOM 2: 11' 9" x 10' 3" (3.58m x 3.12m) Radiator and double glazed window.



BEDROOM 3: 8' 8" x 8' (2.64m x 2.44m) Radiator and double glazed window.



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



OUTSIDE: A corner plot with paving and lawn to the front, Lawn continue to the side. with established shrubs and trees. Drive to the rear and garage. Garden to the rear.



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