

Cestrian Street, Connahs Quay, Deeside, Flintshire, CH5 4EF  
£132,500 MS10922



**DESCRIPTION:** A deceptively spacious three bedroom terraced house with gardens to the rear and potential to create vehicle access to the rear. The property briefly comprises:- entrance hall, dining room through lounge. spacious fitted kitchen and ground floor bathroom with white suite. On the first floor are three double bedrooms. Gas heating and double glazing. Rear paved patio and good size gardens to the rear.

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**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

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**DIRECTIONS:** Turn left out of the Shotton office and proceed to Connah's Quay, after passing the Custom House pub take the second right to Wesley Street and right into Cestrian Street where the property will be seen on the left hand side.



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**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 amongst similar properties with the railway line at the rear

**HEATING:** Gas heating with radiators.

**ENTRANCE HALL:** Double glazed front door and radiator



**DINING ROOM:** 11' 2" x 11' 3" (3.4m x 3.43m) Radiator and double glazed window.



**LOUNGE:** 13' 4" x 11' 8" (4.06m x 3.56m) Radiator and double glazed window. Media wall.

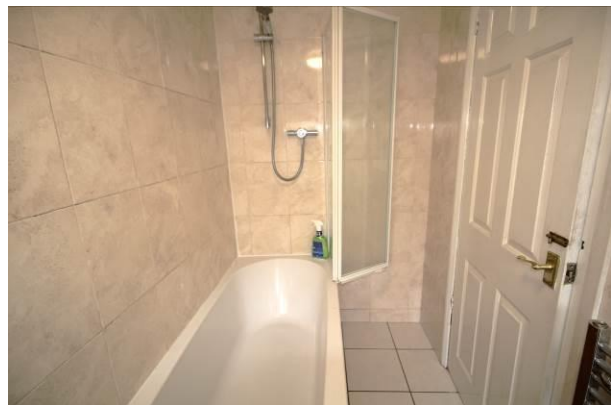


**KITCHEN:** 12' x 8' 8" (3.66m x 2.64m) Radiator and double glazed window. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching wall and base units with work surface over. Tiled floor.



**REAR HALL** Tiled floor and double glazed rear exit.

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



**STAIRS AND LANDING:** Radiator. Cupboard housing the gas boiler.

**BEDROOM 1:** 15' 1" x 11' 5" (4.6m x 3.48m) Radiator and double glazed window.



**BEDROOM 2:** 13' 5" x 9' 4" (4.09m x 2.84m) Radiator and double glazed window.

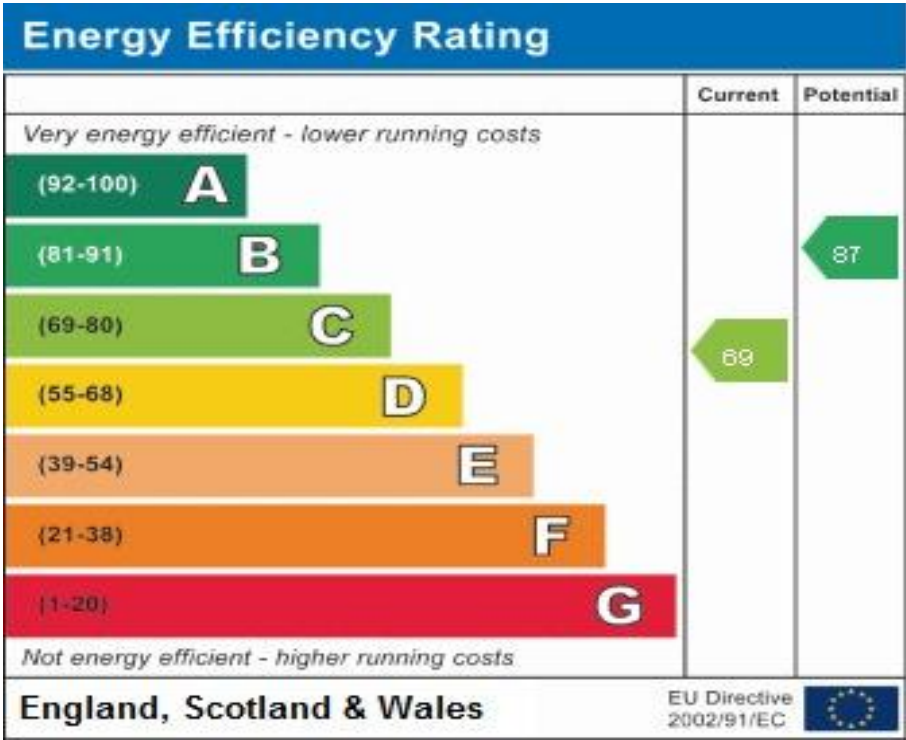


**BEDROOM 3:** 12' 1" x 8' 9" (3.68m x 2.67m) Radiator and double glazed window.





OUTSIDE: Rear yard leading to a paved patio with slated low maintenance area and gate leading to a lawn garden. Outside tap. Single gate access to the rear. Garden storage.



**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