

High Street, Connah's Quay, Deeside, Flintshire, CH5 4DH
£90,000 MS11265



DESCRIPTION: A two bedroom semi detached house which is being sold as seen with contents which briefly comprises;- lounge, spacious kitchen/diner, utility room, two bedrooms and modern bathroom. gas heating and double glazing. Enclosed rear garden.

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 left out of the Shotton Office and proceed to Connah's Quay, After passing the left turning for Mold Road and passing the park on the right the property will be seen after a short distance 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 in an established residential location being convenient for local shopping, primary and secondary schools.

HEATING: Gas heating with radiators.

LOUNGE: 12' 7" x 11' 7" (3.84m x 3.53m) Radiator and double glazed window.



KITCHEN/DINER: 13' 7" x 12' 7" (4.14m x 3.84m) Radiator and double glazed window. Single stainless steel sink unit with storage below and matching units with work surface over. Electric oven and hob. Door to the garden.



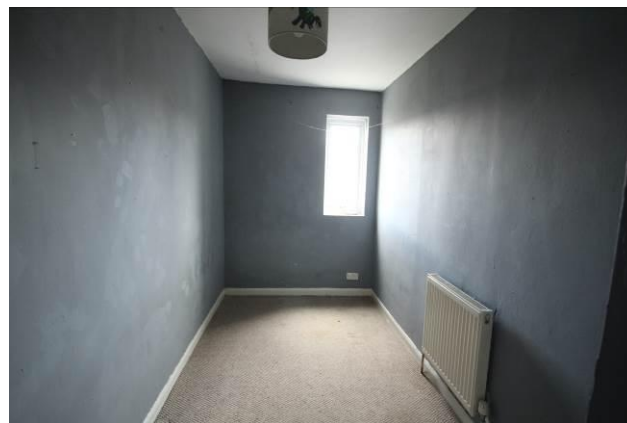
UTILITY ROOM: 8' x 3' 5" (2.44m x 1.04m) Double glazed window. Plumbing for an automatic washing machine. Wall mounted gas boiler.



BEDROOM 1: 12' 6" x 11' 7" (3.81m x 3.53m) Radiator and double glazed window.



BEDROOM 2: 10' 8" x 6' 1" (3.25m x 1.85m) Radiator and double glazed window.



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



OUTSIDE: Enclosed court yard to the rear.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	70 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.