

Grosvenor Road, Shotton, Deeside, CH5 1NX
Offers in the Region of **£175,000** **NO CHAIN** MS11311



DESCRIPTION: If you are looking for a spacious semi detached bungalow in a popular location this could be the one for you. The accommodation has been lovingly cared for by the present owner and briefly comprises:- Entrance porch, spacious and welcoming entrance hall, lounge overlooking the rear garden, fitted kitchen with a comprehensive range of units, snug/dining room, two generous double bedrooms and modern shower room. Gas heating. The gas boiler is serviced annually, last service June 2025. Double glazing. Driveway and garage. Established gardens to the front and rear. Viewing recommended.

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 and turn right into Shotton Lane. Continue passing the shops and playing field on the right and turn left into Central Drive, just before the playing field turn left into Norman Street and turn left into Grosvenor 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 in an established residential area being convenient for local shopping facilities and public transport.

HEATING: Gas heating with radiators. The boiler is in the loft.

ENTRANCE PORCH Single glazed windows and doors and door with sealed unit double glazed windows to:-

ENTRANCE HALL: A bright and spacious welcoming reception hall. Radiator, large built in storage cupboard and loft access.



LOUNGE: 14' 8" x 11' 5" (4.47m x 3.48m) Radiator, double glazed window and double glazed patio doors to the garden. Wood block flooring.



KITCHEN: 11' 5" x 7' 1" (3.48m x 2.16m) Double glazed window. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and gas hob. Complementary tiling to the splash back areas.



SNUG/DINING ROOM 12' 9" x 10' 9" (3.89m x 3.28m) Radiator and double glazed window. A lovely relaxing space with living flame coal effect fire.



BEDROOM 1: 11' 7" x 10' 4" (3.53m x 3.15m) Radiator and double glazed window. Built in wardrobes and storage.



BEDROOM 2: 12' 9" x 9' 1" (3.89m x 2.77m) Radiator and double glazed window. Built in wardrobes and storage.



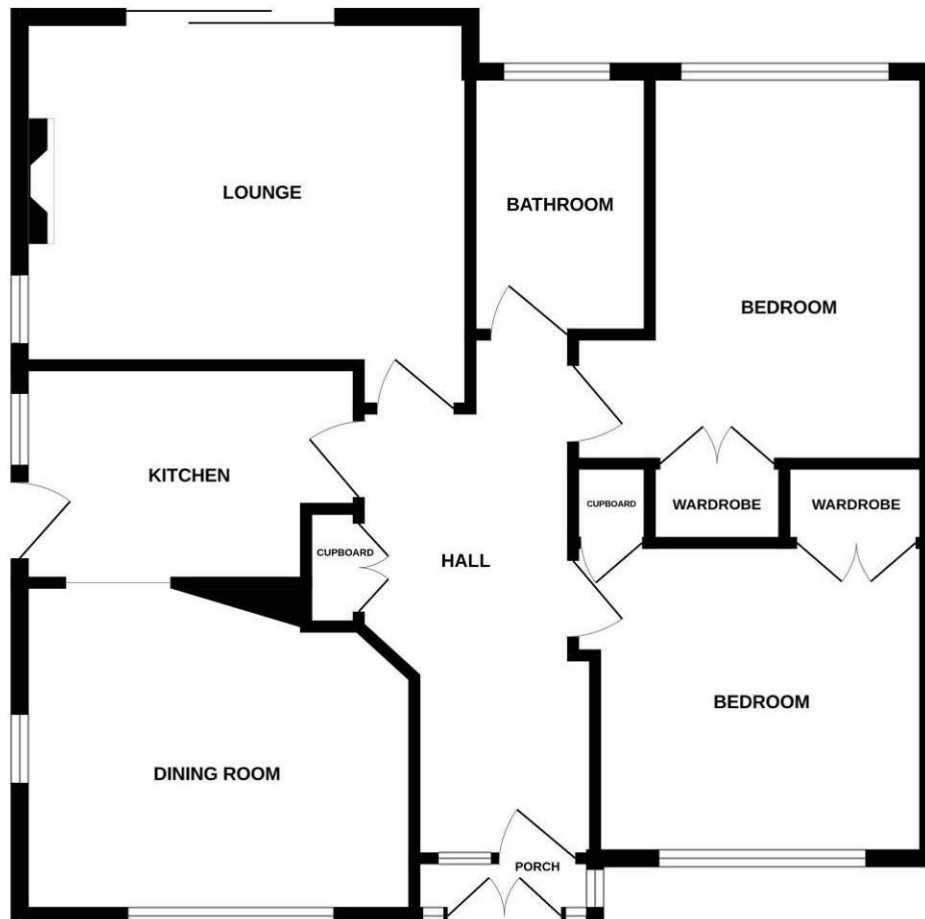
SHOWER ROOM: Radiator, double glazed window, w.c. and wash hand basin in vanity unit providing storage with display surface above. Shower cubicle. Complimentary tiling.



OUTSIDE: A front garden which is laid to lawn with established shrubs and plants and drive which is partly paved and partly tarmacadam's leading to the front and side. A garage is to the rear and there is a paved patio ideal for alfresco ding with raised lawn garden with established plants and trees.



GROUND FLOOR
824 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA: 824 sq.ft. (76.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.