

26 Bridge View

MS11434



**GARDEN
CITY**

Offers around

£155,000

NO CHAIN

26 Bridge View, Garden City, Deeside, CH5 2HY
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DESCRIPTION: A beautifully presented two bedroom terraced house. The bright and airy accommodation has been improved and has recently had new carpets and been decorated. The accommodation briefly comprises:- entrance hall, lounge with bay window letting the light flood in and modern fitted kitchen/diner with a comprehensive range of units with new Hob and oven. On the first floor are two generous bedrooms and a modern bathroom with white suite. Gas heating and double glazing. Modern spot lighting to the bedrooms and bathroom. Neatly tended gardens to the front and rear. Rear vehicle access and parking. Viewing is highly recommended.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through Shotton Office

33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182

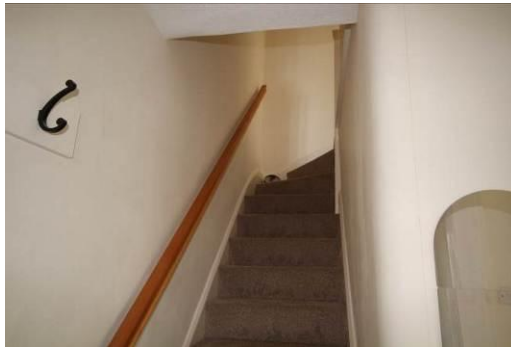
Opening hours 9.00am - 5.00pm Monday-Friday 10.00am - 2.00pm Saturday

DIRECTIONS: Turn right out of the Shotton office and proceed to Queensferry. Just before the traffic lights bear left into Station Road and continue over the blue bridge into Queensferry. Turn left after the school into Farm Road and take the next right into Bridge Street where the property will be seen on the right hand side.

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 and radiator.



LOUNGE: 13' x 11' (3.96m x 3.35m) Radiator and double glazed bay window. Fire surround with inset electric fire.



KITCHEN/DINER: 16' x 10' (4.88m x 3.05m) Radiator and two double glazed windows. 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 hob. Complementary tiling to the splash backs. Vinyl flooring. Door to the garden.



BEDROOM 1: 17' 11"(max to recess) x 12' (5.46m x 3.66m) Radiator, two double glazed windows and modern spot lighting.



BEDROOM 2: 10' x 9' 10" (3.05m x 3m) Radiator, two double glazed windows and modern spot lighting. Large storage cupboard housing the boiler.



BATHROOM: Radiator, double glazed window, w.c., wash hand basin and panelled bath with shower attachment over. Modern spot lighting and complimentary modern tiling.



OUTSIDE: A single gate leads to a low maintenance frontage with coloured stone. To the rear is a paved area and lawn gardens with box type hedging. Outside w.c with tap for outdoors. A timber fence and gate lead to a parking area with vehicular access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	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.