

Church Street, Connah's Quay, Deeside, CH5 4AS  
Offers in excess £230,000 **NO CHAIN** MS11350



**DESCRIPTION:** A bright and airy detached house which is ready to move into in a convenient location for families. The accommodation briefly comprises, welcoming entrance hall, lounge, dining room, comprehensively fitted kitchen with appliances, 3 generous bedrooms and spacious modern bathroom. Gas heating and double glazing. Good size gardens to the rear. Potential to create a drive and garage. Viewing recommended.

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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, continue passing St Marks Church on the left and the property will be seen further along 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 a popular residential location being convenient for public transport primary and secondary schools.

**HEATING:** Gas heating with radiators.

**ENTRANCE HALL:** Double glazed front door, radiator and metre cupboard.



**LOUNGE:** 17' x 9' 10" (5.18m x 3m) Two radiators and a double glazed window. Double glazed French doors to the rear with double glazed side windows. A relaxing bright room to enjoy.



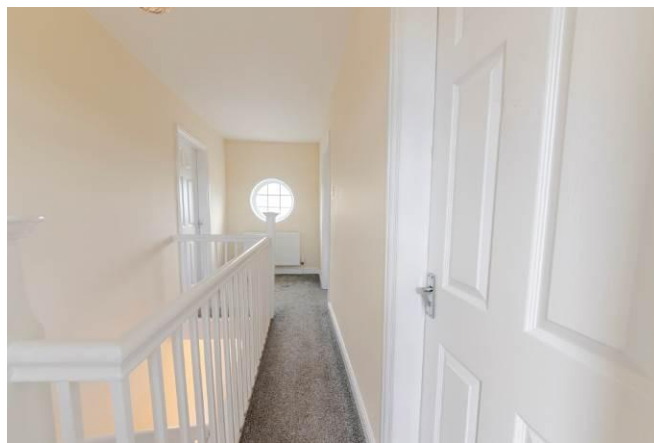
**DINING ROOM:** 10' x 9' 11" (3.05m x 3.02m) Radiator and double glazed window. Laminate floor.



**KITCHEN:** 15' 10" x 7' (4.83m x 2.13m) Radiator and two double glazed window. Single stainless steel sink unit with storage below and matching wall and base units with work surface over. Electric oven and hob with extractor over, Built in Fridge, freezer and dishwasher. Breakfast bar looking over the rear garden. Door to the Garden.



**STAIRS AND LANDING:** Radiator and two double glazed windows. A spacious area which could provide a work/study area with the light flooding in.



**BEDROOM 1:** 11' x 9' 11" (3.35m x 3.02m) Radiator and double glazed window.



**BEDROOM 2: 9' 11" x 9' 11" (3.02m x 3.02m) Radiator and double glazed window.**



**BEDROOM 3: 10' x 7' (3.05m x 2.13m) Radiator and double glazed window.**



**BATHROOM: 9' x 5' (2.74m x 1.52m) Radiator, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary modern tiling to the walls and floor. Wall mounted gas boiler in housing.**

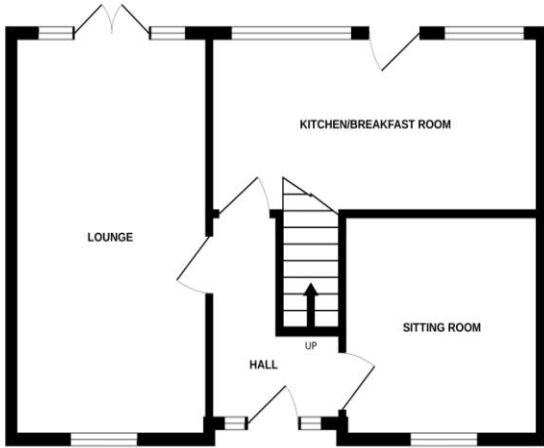


OUTSIDE: Single timber gate to the front with established hedging and paths leading to the rear with a paved area ideal for alfresco dining and a good size lawn garden.

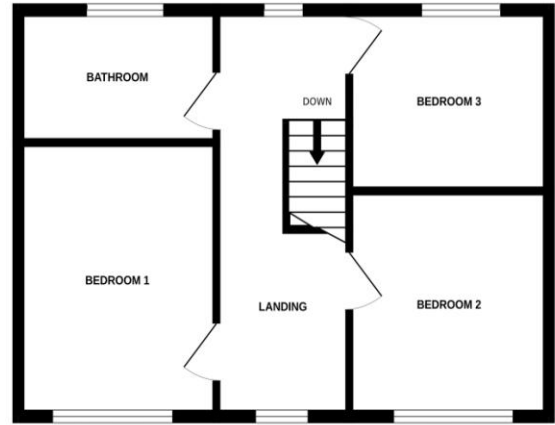


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
463 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 932 sq.ft. (86.5 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 of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.