

Castle Hill Street, Shotton, Deeside, Flintshire, CH5 1XY
£130,000 MS1141



DESCRIPTION: A clean and tidy two bedroom terraced house which is in an established popular residential area and briefly comprises:- entrance porch, entrance hall, lounge, dining room, fitted kitchen, two double bedrooms, bathroom and separate w.c.. Gas heating with a back boiler to the fire in the dining room. Double glazing. Off street parking to the front and established garden to the rear.

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

DESCRIPTION: Turn right out of the Shotton office and proceed under the railway bridge. At the traffic lights turn right into Shotton lane. After passing the shops and playing field turn left into Central Drive and at the "T" junction turn right into Clwyd Street and immediately left into Castle Hill Street where the property will be seen 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 conveniently for the A55 expressway allowing access to Chester, Liverpool and the North Wales Coast.

HEATING: Gas heating with radiators.

ENTRANCE PORCH: Double glazed front door and windows. Tiled floor.

ENTRANCE HALL: Radiator and double glazed front door. Under stair storage.

LOUNGE: 10' 10"(max) x 11' (3.3m x 3.35m) Radiator and double glazed window. Living flames coal effect gas fire.



DINING ROOM: 11' x 8' 11"(max)(3.35m x 2.72m) Radiator and double glazed window. Gas fire with back boiler.



KITCHEN: 7' 10" x 7' (2.39m x 2.13m) Double glazed window. Plumbing for an automatic washing machine, double stainless steel sink unit with storage below and matching wall and base units with work surface over. Door to the garden.



STAIRS AND LANDING: Radiator.

BEDROOM 1: 14' x 8' 11" (4.27m x 2.72m) Radiator and two double glazed windows. A comprehensive range of fitted wardrobes and storage.



BEDROOM 2: 11' x 6' 11"(plus recess 5' X 3') (3.35m x 2.11m) Radiator and double glazed window. Airing cupboard.



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



W.C. Double glazed window, w.c., and complementary tiling.



OUTSIDE: Parking to the front of the property and door leading to an entry between the properties leading to the rear. A paved seating area and outside storage shed and w.c. A path leads through the garden where there are established shrubs and plants and a lawn garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 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