





9 Mostyn Street, Shotton - CH5 1JB

£150,000 Freehold

SOLD AS SEEN – NO CLEARANCE OR WORKS TO BE UNDERTAKEN

Substantial three-bedroom semi-detached home

Three spacious and versatile reception rooms

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

Red Door
Online Estate Agents

Red Door Estate Agents are pleased to present this spacious and extended three-bedroom semi-detached property, ideally situated in the heart of Shotton. Offering exceptionally generous and versatile accommodation throughout, the property presents an exciting opportunity for investors, developers or purchasers seeking a renovation project with considerable potential.

Having been rented out for many years, the property now requires **comprehensive modernisation and refurbishment throughout** and is being offered for sale strictly on a **SOLD AS SEEN basis**.

IMPORTANT INFORMATION FOR PURCHASERS: The property will be sold in its current condition, including any furniture, belongings, personal possessions and other items remaining within the property and its grounds. The seller will not be undertaking any clearance, cleaning, repairs, refurbishment or improvement works prior to completion. Purchasers should therefore be aware that they will be responsible for any necessary clearance and renovation following completion, and this should be taken into consideration when arranging viewings and making an offer.

Internally, the property offers an abundance of living space, including **three separate reception rooms**, providing excellent flexibility for a variety of uses. Whether utilised as a lounge, dining room, additional sitting room or home office, the generous proportions and extended accommodation offer considerable scope to create a comfortable and practical family home, subject to the necessary works.

Further enhancing the property's versatility are **two bathrooms, one located on the ground floor and another on the first floor**. The ground-floor bathroom requires complete renovation, providing an opportunity for purchasers to redesign the space to suit their own requirements. The first floor offers three bedrooms and an additional bathroom. The property also benefits from gas central heating and double glazing.

Location is another key advantage, with the property positioned in the centre of Shotton, within easy reach of local shops, supermarkets, schools, public transport links and everyday amenities. Shotton railway station is conveniently accessible, while nearby road networks provide excellent connections to Chester, the wider Deeside area and North Wales.

Although requiring significant attention, the property's generous accommodation, flexible layout and convenient location make it an appealing prospect for purchasers looking to undertake a renovation project and unlock its potential.

Offered for sale with NO ONWARD CHAIN, this property represents an opportunity for those seeking a substantial home to improve, whether for investment purposes or as a future family residence.

PLEASE NOTE: THIS PROPERTY IS SOLD STRICTLY AS SEEN. NO CLEARANCE, CLEANING, REPAIRS OR RENOVATION WORKS WILL BE UNDERTAKEN BY THE SELLER PRIOR TO COMPLETION. ALL ITEMS REMAINING AT THE PROPERTY WILL BE INCLUDED IN THE SALE.





SOLD AS SEEN
SOLD AS SEEN – NO CLEARANCE OR WORKS TO BE UNDERTAKEN

PLEASE NOTE:
THIS PROPERTY IS OFFERED FOR SALE STRICTLY ON A SOLD AS SEEN BASIS. The property has been rented out for many years and requires extensive renovation, modernisation and general attention throughout. The seller will not undertake any clearance, cleaning, repairs, refurbishment or improvement works prior to completion.

Entrance Porch
Accessed via steps leading to a wooden entrance door incorporating decorative circular coloured leaded glazing, with a further glazed panel above. The porch features ceiling coving, a picture rail, wood-effect laminate flooring and a single panel radiator. An internal door with decorative coloured leaded glazing and complementary glazed side panels provides access to the main hallway.



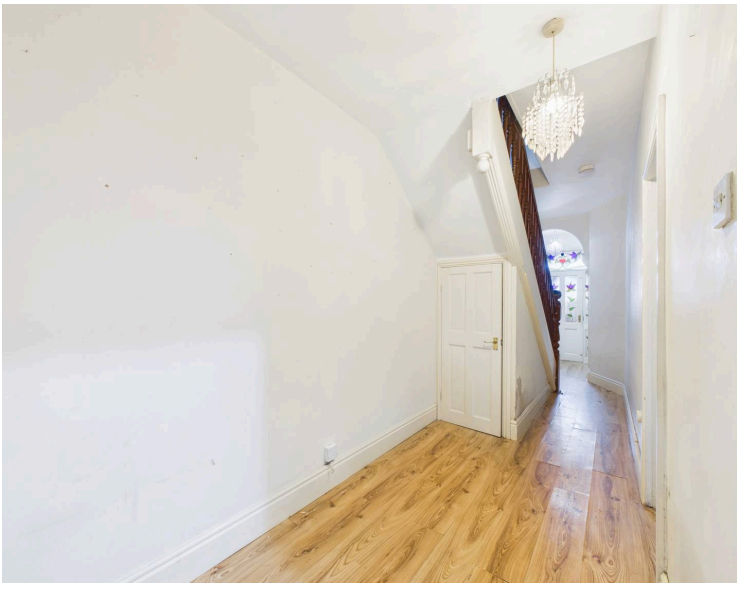




Entrance Hallway
A spacious central hallway providing access to the ground-floor accommodation, with stairs rising to the first floor. Traditional features include ceiling coving, a decorative ceiling rose, picture rail and ornamental wall niches. Further features comprise wood-effect laminate flooring, a double panel radiator and access to an understairs storage cupboard. The hallway, along with the remainder of the property, would benefit from refurbishment.

Lounge
12' 4" x 14' 4" (3.75m x 4.38m)
A generously proportioned reception room featuring a double glazed bay window to the front elevation, incorporating decorative coloured leaded glazing to the upper opening sections. The room retains ceiling coving, a decorative ceiling rose and picture rail, together with an Adam-style wooden fireplace surround with decorative tiled inset and hearth. Further features include wood-effect laminate flooring, a double panel radiator, television aerial point and telephone socket.











Kitchen
11' 11" x 10' 1" (3.64m x 3.07m)
The kitchen is currently fitted with a range of wall and base units, incorporating work surfaces and a one-and-a-half bowl stainless steel sink. There is plumbing and space for a slimline dishwasher, together with a designated space and electrical connection for a freestanding cooker. Further features include tiled flooring, a double panel radiator and a double glazed window overlooking the side elevation. An Ideal Worcester boiler is housed within a fitted cupboard.

Utility Room
6' 1" x 4' 4" (1.85m x 1.32m)
A separate utility room featuring tiled flooring, a frosted double glazed window to the side elevation and fitted storage cupboards with shelving. The room provides plumbing and space for a washing machine, together with ventilation for a tumble dryer.

Inner Hallway

An extended hallway providing access to the additional reception room, ground-floor bathroom and rear garden.

Features include tiled flooring, a smoke alarm and a frosted double glazed external door opening onto the rear garden.

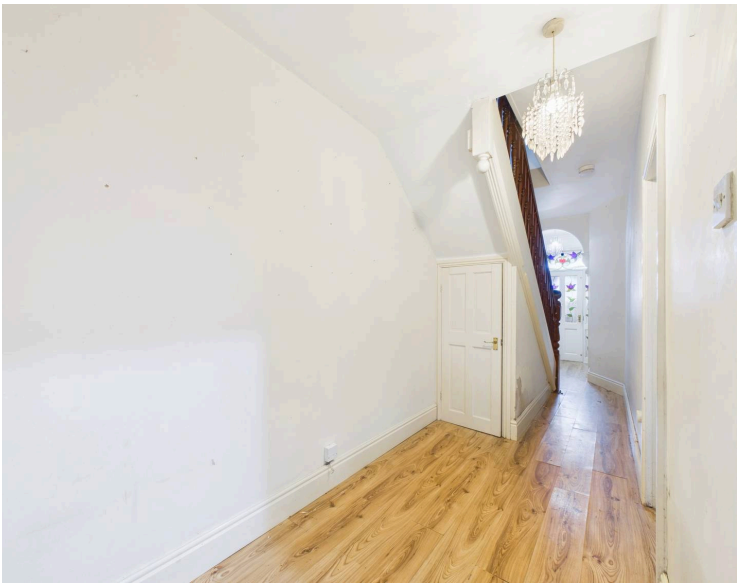
Additional Reception Room

2.46m x 2.46m

A third reception room positioned towards the rear of the property, providing additional accommodation separate from the main lounge and dining room.

The room benefits from a double glazed window overlooking the side elevation, a single panel radiator, telephone point and overhead storage area.

Requiring refurbishment, this space could be utilised as a study, home office, hobby room or additional sitting room, depending on the purchaser's requirements.





Ground Floor Bathroom

2.39m x 1.58m

The ground-floor bathroom is currently fitted with a curved panelled bath incorporating a shower over and fitted shower screen, together with a pedestal wash hand basin and low flush WC.

Additional features include partially tiled walls, tiled flooring and a frosted double glazed window overlooking the side elevation.

The bathroom requires renovation, including updating of the existing sanitary fittings and finishes.

First Floor Accommodation

Landing

A spacious first-floor landing featuring a high ceiling and providing access to all three bedrooms and the family bathroom.

The landing benefits from fitted storage cupboards and a loft access point.

Bedroom One

5.10m x 3.79m

A particularly spacious principal bedroom benefiting from two double glazed windows overlooking the front elevation, incorporating decorative coloured leaded glazing to the upper sections.

The room retains a traditional picture rail and features two double panel radiators.

With its generous dimensions, the bedroom provides ample space for a double bed, wardrobes and additional furniture.

The room requires refurbishment but offers excellent proportions for purchasers seeking to modernise the accommodation.





Bedroom Two

3.37m x 4.13m

A further generously sized bedroom featuring a double glazed window overlooking the rear elevation. Additional features include a double panel radiator, telephone socket and traditional picture rail.

The room offers ample space for bedroom furnishings and requires cosmetic refurbishment.

Bedroom Three

3.66m x 2.84m

A well-proportioned third bedroom benefiting from a double glazed window overlooking the rear elevation. Further features include a single panel radiator and television aerial socket.

The room requires updating and offers flexibility for use as a bedroom or home office.

First Floor Bathroom

2.64m x 1.81m

The first-floor bathroom is currently fitted with a three-piece suite, together with a frosted double glazed window overlooking the side elevation and a single panel radiator.

The bathroom requires comprehensive renovation and modernisation, providing an opportunity to replace the existing fittings and finishes.

Externally

Rear Garden

The property benefits from an enclosed rear garden, accessed via the patio doors from the dining room and the external door from the inner hallway. The garden is predominantly laid to concrete, incorporating two patio areas.

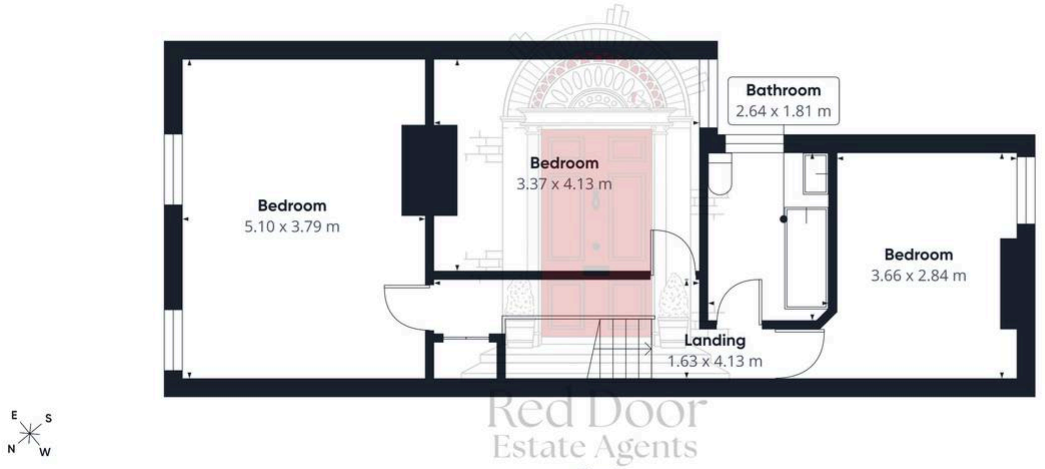
Brick walls form the boundaries to either side, whilst timber fence panels enclose the rear boundary. The garden requires maintenance and improvement, offering purchasers the opportunity to redesign the outdoor space as part of the property's overall renovation.

Location

One of the property's principal selling points is its convenient position in the centre of Shotton, placing a wide range



Floor 0



Floor 1

Approximate total area(1)

124.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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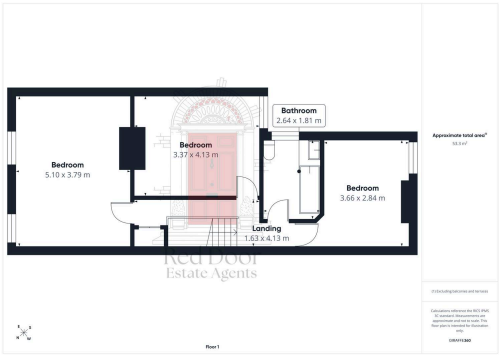

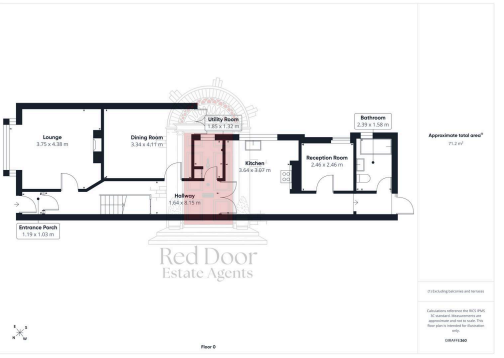

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