

Fron Road, Connah's Quay, Deeside, Flintshire, CH5 4PH
£155,000 MS11310



DESCRIPTION: A beautifully appointed family home which has been improved by the present owners and has three double bedrooms. The accommodation briefly comprises;- entrance hall, bright and airy lounge through diner, modern fitted kitchen with a comprehensive range of units, larger than average ground floor bathroom with separate shower cubicle. On the first floor are three bedrooms. Gas heating and double glazing. Low maintenance frontage and rear garden with rear vehicle access. Viewing recommended to appreciate the space on offer at this property.

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 left out of the Shotton office and proceed to Connah's Quay, continue through the traffic lights passing the shopping parade on the left and turn left into Fron Road and the property will be seen on the right hand side just after passing the labour club.



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 local shops and schools.

HEATING: Gas heating with radiators.

ENTRANCE HALL: UPVC front door, radiator, original moulding to the ceiling and laminate floor.



LOUNGE/DINER: 25' 5" x 11' 9" (7.75m x 3.58m) A great open space for families. Two double glazed windows and radiators. laminate floor.



KITCHEN: 10' 7" x 10' 2" (3.23m x 3.1m) Radiator and double glazed window. Plumbing for an automatic washing machine, single sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and hob. Wall mounted gas boiler. Complimentary tiling to the splash back areas. Understairs storage. and laminate flooring.



REAR HALL: Timber rear exit door.

GROUND FLOOR BATHROOM Radiator, 3 double glazed window, w.c., wash hand basin in vanity unit, corner bath and walk in shower. Complimentary modern tiling. Larger than your average bathroom.



BEDROOM 1: 13' x 11' 5" (3.96m x 3.48m) Radiator and double glazed window. Fitted wardrobes with sliding doors.



BEDROOM 2: 13' 7" x 9' 5" (4.14m x 2.87m) Radiator and double glazed window.



BEDROOM 3: 11' 1" x 10' 2" (3.38m x 3.1m) Radiator and double glazed window.



OUTSIDE: Steps to the front with low maintenance frontage. To the rear is a garden area with rear vehicle access. Two storage sheds. The garden offers potential to create a great space for al fresco dining.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 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.