

Taliesin Avenue, Shotton, Deeside, Flintshire, CH5 1HY
£170,000 MS11337



DESCRIPTION: If you looking for a property in a sought after and convenient location which you can add your own personality to this could be the one for you. A three bedroom semi detached house in need of modernisation which briefly comprises:- entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom. Gas heating and partial double glazing. Paved driveway for parking. Limited access garage with electronically operated door. Neatly tended gardens to the front and 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-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

DIRECTIONS: Turn right out of the Shotton office and immediately right into King George Street. Take the last right hand side turning into Taliesin Avenue 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 in an established residential area being convenient for local shopping facilities and public transport.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Radiator and under stairs storage cupboard with single glazed window.



LOUNGE: 12' 3" x 11' 1" (3.73m x 3.38m) Radiator and double glazed window. Living flame gas fire with fire surround.



DINING ROOM: 12' 9" x 11' (3.89m x 3.35m) Gas fire with fire surround and back boiler. Double glazed patio doors to the rear.



KITCHEN: 13' 10" x 7' 7" (4.22m x 2.31m) Radiator and two double glazed windows.
Plumbing for an automatic washing machine, one and a half sink unit with storage below and wall and base units with work surface over. Tiled floor.



BEDROOM 1: 12' 8" (3.86m) Radiator and double glazed window.



BEDROOM 2: 12' 6" x 11' 6" (3.81m x 3.51m) Radiator and double glazed window.



BEDROOM 3: 7' 9" x 6' 9" (2.36m x 2.06m) Double glazed window.



BATHROOM: Radiator, single glazed window, w.c., wash hand basin and panelled bath. Complimentary tiling.



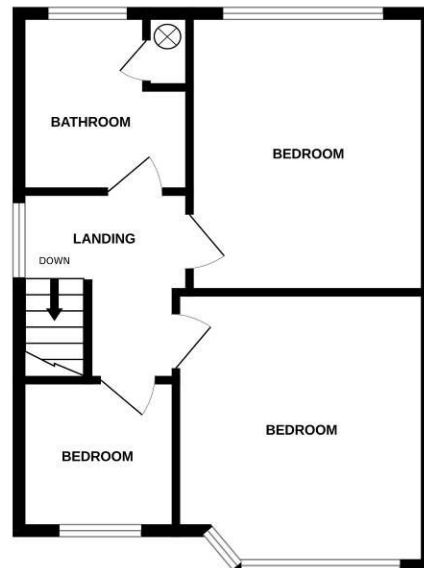
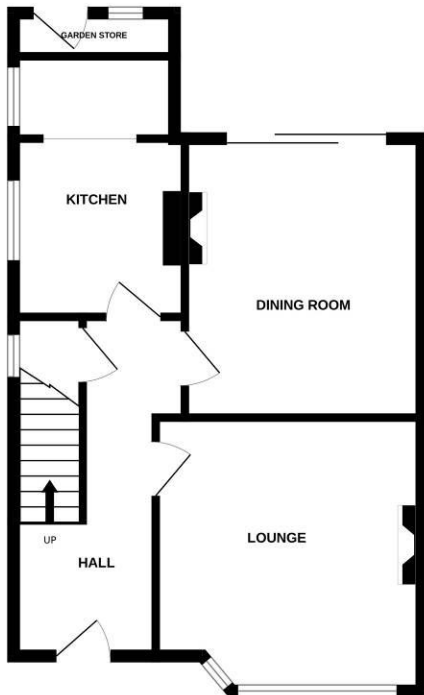
OUTSIDE: Neatly tended gardens to the front and rear. Paved driveway to the front and side with limited access to the side drive leading to the garage 17' 9" X 8' 6" with electronically operated door and light and power connected.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

GROUND FLOOR
501 sq.ft. (46.5 sq.m.) approx.

1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 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