



## SHOTTON LANE, SHOTTON, DEESIDE

£275,000

- LARGE EDWARDIAN PROPERTY
- NO ONWARD CHAIN
- DOUBLE GARAGE
- FILLED WITH CHARACTER
- SOUTH FACING COURTYARD
- POTENTIAL FOR IMPROVEMENT

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# SHOTTON LANE, SHOTTON, DEESIDE

4  
BED

1  
BATH

3  
RECEPTION

This substantial four-bedroom Edwardian semi-detached home offers generous accommodation, charming period features and fantastic potential throughout. Requiring modernisation, the property presents an excellent opportunity for buyers to update and create a home to their own taste, while retaining many beautiful original features. The property is also offered with no onward chain.

The property is entered via an impressive entrance hall featuring original Minton tiled flooring, high ceilings and ornate coving, immediately showcasing the character and heritage of this Edwardian home.

To the front of the property is a bay-fronted reception room with feature fireplace and decorative coving, creating a bright and welcoming living space. A second reception room overlooks the rear courtyard and provides additional flexible living space, ideal as a sitting room, dining room or family room.

The property also benefits from a large dining kitchen fitted with a range of kitchen cupboards and appliances, offering ample space for family dining. To the rear is a useful storage room, which could easily be utilised as a study or home office, along with a downstairs WC with wash basin. A

large conservatory with French doors opens onto the courtyard, providing further living space and a pleasant outlook to the rear.

A striking original Edwardian staircase leads to the first floor. The principal bedroom spans the full width of the property and features a large bay window, creating a light and spacious main bedroom. The second bedroom is a generous double with two windows, while the third bedroom is also a double overlooking the rear courtyard. The family bathroom comprises a four-piece suite including bath, separate shower, WC and wash basin.

Stairs continue to the second floor, where the fourth bedroom provides another large double room, with cupboards leading to boarded eaves storage, offering excellent additional storage.

Externally, the property benefits from a large double garage with electric roller door. The south-facing courtyard garden enjoys mature borders, a patio area, greenhouse and garden shed, creating a private and attractive outdoor space.



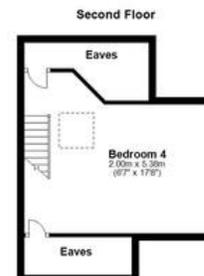
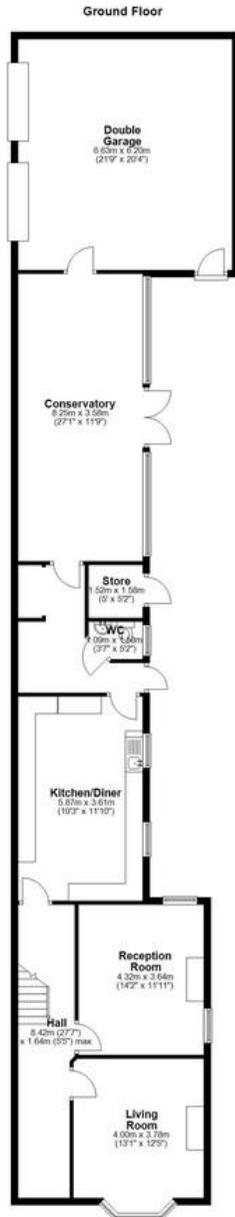


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**TOTAL FLOOR AREA 2,680 sq ft / 249 sq m**

Every effort has been made to ensure the accuracy of these details; however, they are provided for guidance only. All measurements are approximate and should not be relied upon.  
Prospective buyers are encouraged to verify the measurements independently.

**COUNCIL TAX**  
Band D

**LOCAL AUTHORITY**  
Flintshire County Council

**TENURE**  
Freehold

**SERVICE CHARGE (PA)**

**GROUND RENT (PA)**

**EPC**

Score	Energy rating	Current	Poten
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	75
39-54	E		
21-38	F		
1-20	G		

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