

Woodland Street, Shotton, Deeside, CH5 1HW  
 £250,000 **NO CHAIN** MS11371



**DESCRIPTION:** If you are looking for a family period home in a popular location which offers far more than just a house, this could be the one for you. Lets begin with the outside: A fantastic brick built garage 22' x 12 with electric roller door, two brick built recreational buildings with double glazed windows and French doors No 1: 11' x 10'1 No 2: 11' x 7'. These offer space for recreation and entertaining, homeworking, hobbies, studio or gaming room. This bay fronted semi detached house briefly comprises:- welcoming entrance porch, entrance hall, bright and airy lounge through diner, fitted kitchen, cloaks/w.c., 3 bedrooms and modern shower room. Gas heating and double glazing. Driveway and low maintenance gardens

**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:** From the Shotton Office turn immediately right into King George Street and proceed until turning right into Kingsway, at the junction turn left into Plymouth Street and then right into Woodland Street where the property will be seen on the left 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 and primary schools.

**HEATING:** Gas heating with radiators.

**ENTRANCE PORCH** 6' x 4' 11" (1.83m x 1.5m) Double glazed windows and door. Tiled floor.



**ENTRANCE HALL:** Radiator and under stairs storage.



**LOUNGE/DINER:** 24' (plus bay window) x 11' (7.32m x 3.35m) Two radiators and double glazed windows. Gas fire with fire surround and mantle.



**KITCHEN:** 15' x 6' (4.57m x 1.83m) Radiator and two double glazed windows. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching wall and base units with work surface over. Built in Fridge.



**REAR HALL** Tiled floor. Double glazed rear exit.

**CLOAKS.W.C.** Wash hand basin, w.c., complimentary tiling and wall mounted gas boiler.



**BEDROOM 1:** 11' 9" (plus bay window) x 9' (3.58m x 2.74m) Radiator and double glazed window. Fitted bedroom furniture offering a comprehensive range of wardrobe and storage space.



**BEDROOM 2:** 12' x 9' (3.66m x 2.74m) Radiator and double glazed window. Fitted storage to one wall which includes the hot water tank all behind mirrored sliding doors.



**BEDROOM 3:** 7' x 6' 1" (2.13m x 1.85m) Radiator and double glazed window.



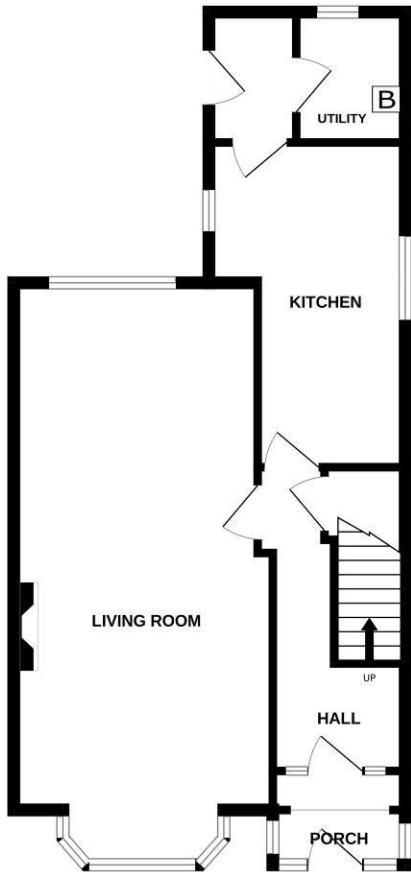
**SHOWER ROOM:** Heated towel rail, double glazed window, w.c., wash hand basin in vanity unit and corner shower cubical. Complimentary tiling.



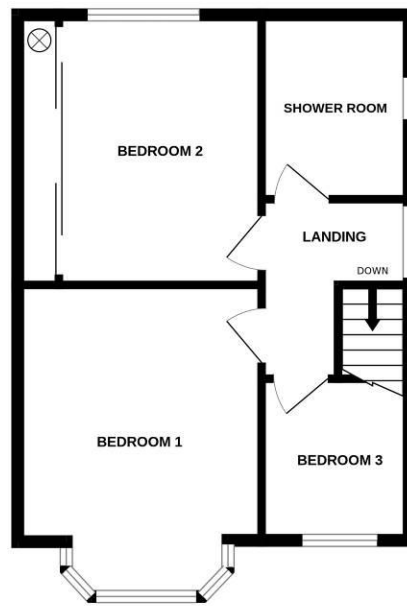
**OUTSIDE:** Single front gate with paved frontage and double gates to the drive to the side leading to the brick built garage 22' x 12 with electric roller door, light and power, work bench, double glazed window and side personal door. Two brick built recreational buildings with double glazed windows and French doors NO 1: 11' x 10'1 No 2: 11' x 7'. These offer space for recreation and entertaining, homeworking, hobbies, studio or gaming room. Paved patio area's ideal for alfresco dining/entertaining. Artificial lawn with floral border.



GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 80 C      |
| 55-68 | D             | 64 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 of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.