Reid & McGlade
PROPERTY GROUP



74A Shotton Lane

Shotton, Deeside, CH5 1QW

Offers Around £225,000

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Accommodation Comprises:
Overhead canopy porch, courtesy light and Upvc double glazed door with glazed panel opening to:

Reception Hall
Stairs leading to the first floor accommodation, luxury vinyl herringbone flooring, storage cupboard and door into:

Lounge
Upvc double glazed window to the front elevation, double panelled radiator, built in Media wall and carpeted flooring.

Kitchen /Diner
A beautifully appointed contemporary kitchen, thoughtfully designed to combine style and practicality, featuring an attractive range of Shaker-style wall, drawer and base units complemented by stunning white sparkle quartz work surfaces with matching upstands and splashback.

The kitchen benefits from a range of integrated appliances including a dishwasher, electric oven, gas hob and extractor hood, together with a sleek stainless steel undermount sink.

A uPVC double-glazed window overlooks the rear garden, whilst French doors provide an abundance of natural light and open directly onto the garden, creating a lovely connection between indoor and outdoor living, ideal for family life and entertaining.

Doors into:

Utility Room
Void and plumbing for washing machine and further white goods with quartz work surface over, extractor and luxury vinyl tiling.

Cloakroom W/C
Two piece suite comprising: low level flush w/c

FIRST FLOOR ACCOMMODATION

Landing
Upvc double glazed window to the side elevation, carpet flooring, double panelled radiator and doors into:

Master Bedroom:
Having two double glazed glazed windows to the front elevation, double panelled radiator, door into:

En-Suite Shower Room
Having a back to the wall w.c with concealed cistern, and inset wash hand basin set in vanity storage with mixer tap over and splashback tiling, wall mounted heated towel rail, and fully tiled shower enclosure with glazed screen and wall mounted electric shower.

Bedroom Two
Upvc double glazed window to the rear elevation with double panelled radiator and carpeted flooring.

Bedroom Three
Upvc double glazed window to the rear elevation with double panelled radiator and carpeted flooring.

Family Bathroom

Outside
Writing

Outside
The property is approached via a tarmac driveway opening onto an attractive courtyard, providing an open-plan frontage with ample off-road parking for each property. Raised planting beds featuring established laurel trees add greenery and character, whilst timber fence panelling defines the boundaries.
To the rear is a generously proportioned garden, predominantly laid to lawn with a paved patio area, ideal for outdoor dining, entertaining and relaxation. The garden is enclosed on all sides by timber fence panelling, providing a pleasant and private outdoor space.

To Arrange A Viewing
Strictly by prior appointment through Reid & McGlade Property Group.

To arrange a viewing, please call 01352 762300 or email your availability, contact details and buying position to:

sales@reidandmcglade.com

Please note that all viewings are undertaken at the viewer's own risk. Reid & McGlade Property Group accepts no liability for any loss, damage or injury incurred whilst attending the property.

Mortgage Advice
INDEPENDENT MORTGAGE & PROTECTION ADVICE

We work closely with an independent financial adviser who can provide access to a wide range of mortgage and protection products from across the market, helping you find a solution tailored to your individual circumstances.

Whether you are a first-time buyer, moving home, remortgaging or

investing in property, expert advice can save you time and help you navigate the mortgage process with confidence.

For more information or to arrange an appointment, either in our office or from the comfort of your own home, please contact us on 01352 762300.

Important Notice

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER DEBT SECURED ON IT.

Making An Offer

MAKE AN OFFER – ARRANGE AN APPOINTMENT

If you are interested in purchasing this property, please contact our office to arrange an appointment with a member of our team.

As part of our commitment to our sellers, all prospective purchasers are required to confirm their financial position and ability to proceed before an offer can be formally submitted.

This process helps ensure that offers are presented from proceedable buyers and allows us to progress sales as efficiently as possible.

Please note that delays in arranging your appointment may result in another buyer securing the property. We therefore recommend contacting us at the earliest opportunity to avoid disappointment or unnecessary survey and legal cost

Disclaimer

These particulars are intended as a guide only and do not form part of any offer or contract. Whilst every effort has been made to ensure the accuracy of the information provided, Reid & McGlade Property Group cannot guarantee its completeness or accuracy and accepts no liability for any errors or omissions.

All measurements, floor plans, photographs and descriptions are provided for illustrative purposes only and should not be relied upon as statements of fact. Prospective purchasers are advised to satisfy themselves as to the accuracy of all information through inspection, survey or other appropriate means.

Any appliances, services, systems or equipment referred to within these particulars have not necessarily been tested and no warranty is given as to their condition, suitability or working order.

No employee or representative of Reid & McGlade Property Group has the authority to make or give any representation or warranty in respect of the property other than those confirmed in writing by the seller's legal representatives.

Opening Hours

OFFICE OPENING HOURS

Spring & Summer Hours
(1st February – 31st October)

Monday – Friday: 9:00am – 5:30pm
Saturday: 9:00am – 4:00pm

Autumn & Winter Hours
(1st November – 31st January)

Monday – Friday: 9:00am – 5:00pm
Saturday: 9:00am – 4:00pm

Viewings outside of office hours may be available by prior appointment.









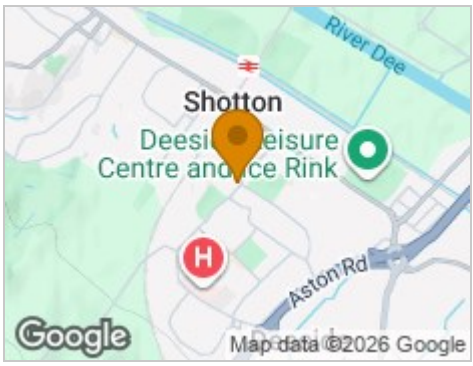
Road Map



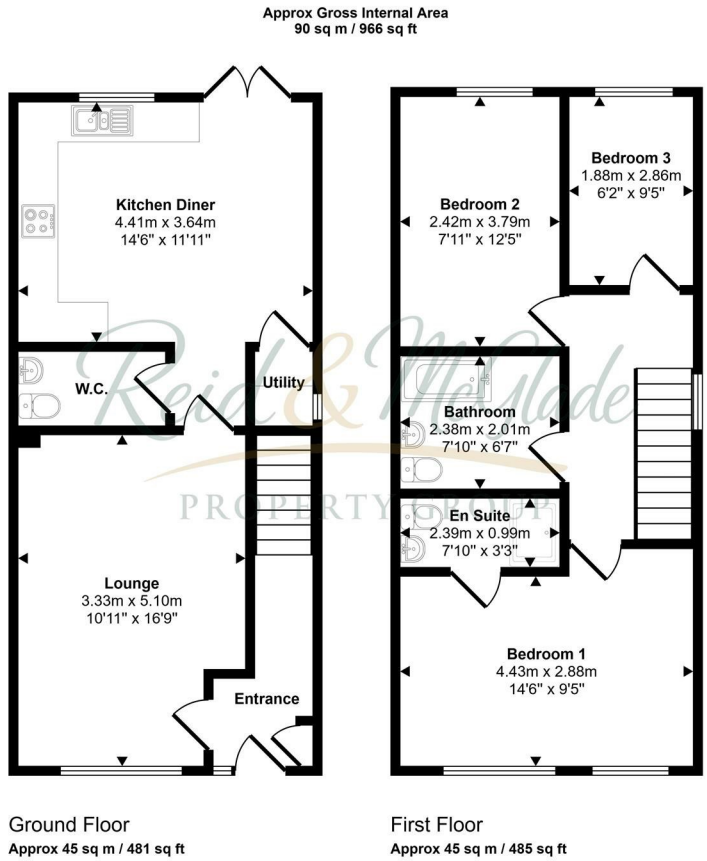
Hybrid Map



Terrain Map



Floor Plan

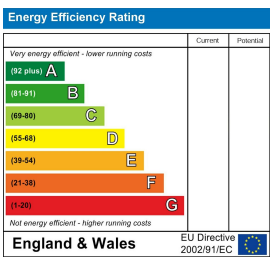


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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