

Brook Cottages, Aston Hill, Ewloe, Deeside, CH5 3AE
£160,000 MS11230



DESCRIPTION: A three bedroom semi detached cottage which needs modernisation and stands in delightful cottage gardens with a small water brook. The property comprises:- entrance hall, lounge, dining room, kitchen, sun room, three bedrooms and bathroom. Mostly double glazed windows. The heating has been solid fuel with a back boiler (this has not been used for some time) There is a free standing log burner which is used which has been put in front of the fireplace. An airing cupboard with water tank and immersion heater provides hot water. Established 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-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

DIRECTIONS: Turn right out of the Shotton Office and proceed to the traffic lights and turn right into Shotton Lane. Continue passing the shops and playing field on the right and continue until turning left into the one way road and proceed to the roundabout until taking the third exit for Courtland Drive and turn left into Elm Avenue and left into Wedgewood Road. At the junction with THE CROFT Turn left and the first entrance on the right leads via a blue timber gate to the property.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

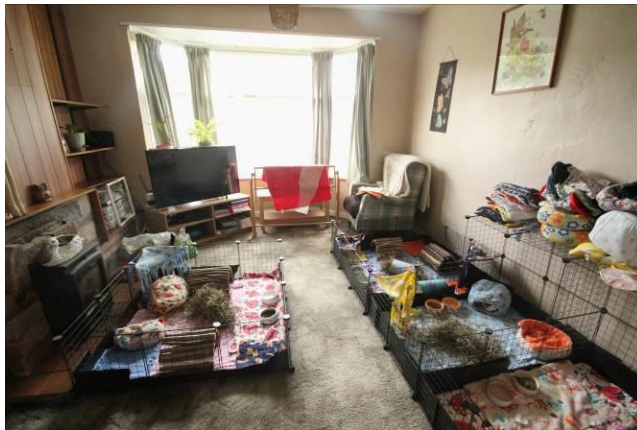
Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271

LOCATION: Situated conveniently for the A55 expressway which is to the front of this property allows access to Chester, Liverpool and the North Wales Coast.

HEATING: The heating has been solid fuel with a back boiler (this has not been used for some time) There is a free standing log burner which is used which has been put in front of the fireplace. An airing cupboard with water tank and immersion heater provides hot water.

ENTRANCE HALL: Double glazed front door and tiled floor.

LOUNGE: 11' x 11' (3.35m x 3.35m) Double glazed window.



DINING ROOM: 11' x 10' 10" (3.35m x 3.3m) Two single glazed sash windows. Under stairs storage.



KITCHEN: 15' x 7' (4.57m x 2.13m) Double glazed window. Plumbing for an automatic washing machine, one and a half stainless steel sink unit with storage below and matching wall and base units with work surface over.



SUN ROOM 10' x 9' (3.05m x 2.74m) Double glazed window, double glazed patio doors and upvc side exit door.

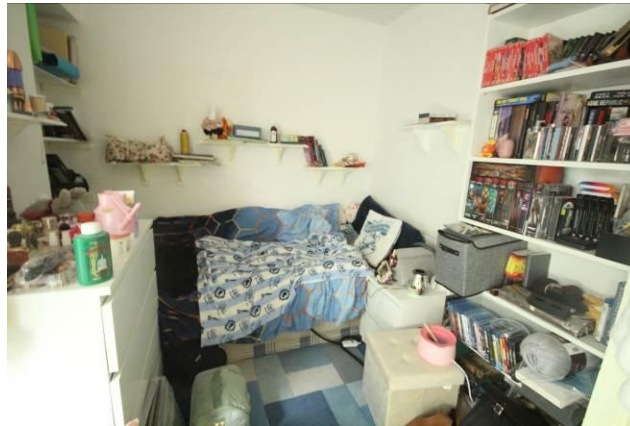
BEDROOM 1: 12' x 11' (3.66m x 3.35m) Double glazed window. Airing cupboard and wardrobes with mirror sliding doors.



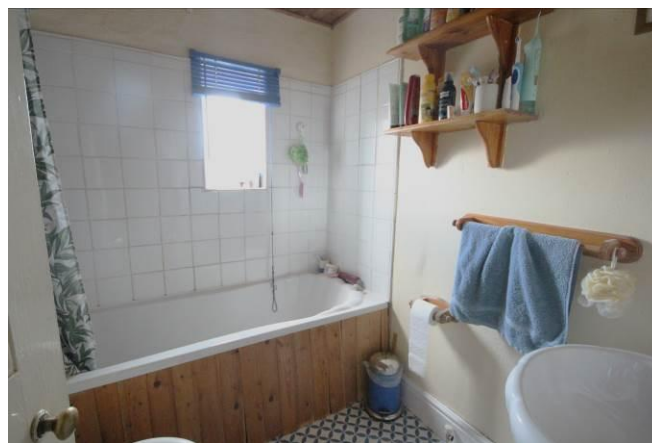
BEDROOM 2: 10' 10" x 8' (3.3m x 2.44m) Double glazed window.



BEDROOM 3: 9' x 7' (2.74m x 2.13m) Double glazed window.



BATHROOM: Double glazed window, w.c., wash hand basin and panelled bath.



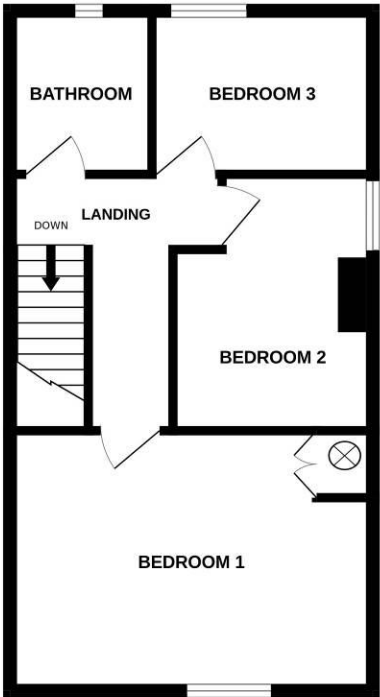
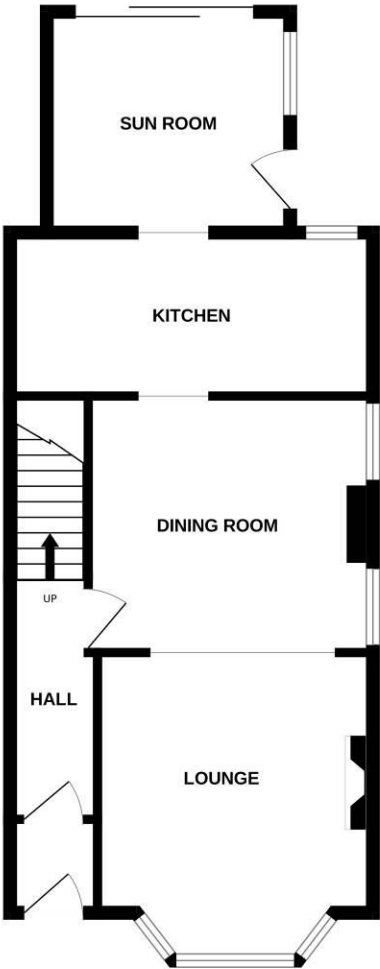
OUTSIDE: Good size gardens to the front and rear with lawns and colourful flower beds.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E		
21-38	F	21 F	
1-20	G		

GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 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 or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey