

30 Primrose Street

MS11383



**CONNAH'S
QUAY**

£145,000

30 Primrose Street, Connah's Quay, Deeside, Flintshire, CH5 4QB
£145,000 MS11383



DESCRIPTION: If you are looking for a cottage with WORKSHOP 18' X 12', authentic character features and parking this could be the one for you. Beautifully presented terraced property briefly comprising:- welcoming entrance hall, lounge with character fireplace, bright and airy dining room/modern kitchen, conservatory overlooking the established gardens, three bedrooms and modern bathroom. Gas heating and double glazing and thermal wrap insulation. Natural internal wood doors throughout. lovely gardens great for alfresco dining and entertaining. Ready to move into. Viewing recommended.

NB: A piece of land immediately adjacent is currently used by the owners. Please enquire for any further details.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER
Viewing by arrangement through ShottonOffice
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 left out of the Shotton Office and proceed to Connah's Quay, on reaching Browns furniture on the left turn left into Chapel Street, left into Prince's Street and left again into Primrose Street where the property will be seen on the left hand side.

LOCATION: Situated in an established residential location, Dead end road with footpath leading directly onto the High Street, opening opposite a convenience store and bus stops
HEATING: Gas heating with radiators.

ENTRANCE HALL: Double glazed front door and radiator.



LOUNGE: 11' x 11' (3.35m x 3.35m) Radiator and double glazed window. Attractive fire surround and mantle with inset decorative tiling.



DINING AREA 12' x 10' 10" (3.66m x 3.3m) Radiator, character fireplace and double glazed doors to the conservatory.



KITCHEN AREA: 8' 10" x 5' 11" (2.69m x 1.8m) Double glazed window. ,modern fitted kitchen with one and a half sink unit with storage below and matching base units with work surface over and large larder unit, Electric oven and induction hob installed just last year.



CONSERVATORY: 11' 7" x 7' 10" (3.53m x 2.39m) Plumbing for an automatic washing machine, double glazed windows and French doors.



BEDROOM 1: 12' 7"(max)10'1 (min) x 9' (3.84m x 2.74m) Radiator and double glazed window.



BEDROOM 2: 11' x 11'(max) (3.35m x 3.35m) Radiator and double glazed window.



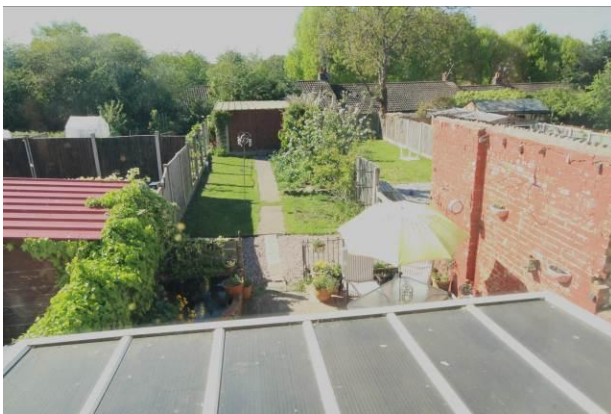
BEDROOM 3: 11'(max) x 8'(max) (3.35m x 2.44m) Radiator and double glazed window. Built in bed with storage.



BATHROOM: Heated towel rail, double glazed window, w.c., wash hand basin and panelled bath with shower over. Marbrex style panelling and vinyl flooring. Cupboard housing the gas boiler.



OUTSIDE: Small enclosed frontage with single access gate. To the rear are delightful gardens, a great place for alfresco dining and entertaining with fishpond. Lawn gardens with established plants and fruit trees to include, pear, plum and apple. A large workshop 18' X12' with light and power connected. Rear vehicle access to parking space.



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