

68 Richmond Road

MS11340



**CONNAH'S
QUAY**

£210,000

68 Richmond Road, Connah's Quay, Deeside, Flintshire, CH5 4JE
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DESCRIPTION: An extended and attractive bay fronted three bedroom semi detached house with large garden. The property has been improved by the present owners to include:- a new roof, new boiler, new windows and doors and a rewire. The spacious accommodation briefly comprises:- entrance hall, cloaks/w.c., lounge, sitting room through dining room, kitchen, three bedrooms and bathroom. Gas heating and double glazing. Parking to the front and extensive gardens to the rear with garden sheds and space for alfresco dining.

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 left out of the Shotton Office and proceed to Connah's Quay. At the traffic lights turn left into Wepre Drive and continue until turning right into Richmond where the property will be seen on the right hand side.

LOCATION: Situated in a popular residential location being convenient for the New Quay shopping precinct and Wepre Park. A local convenience store is within walking distance.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Radiator, double glazed front door, laminate floor and metre cupboard.



W.C. Double glazed window, w.c., wash hand basin and complementary tiling.



LOUNGE: 11' 4" x 10' 7"(plus bay window) (3.45m x 3.23m) Radiator and double glazed Window. Living flame gas fire with fire surround and mantle. Laminate floor.



SITTING ROOM 10' 1" x 10' (3.07m x 3.05m) Laminate floor. opening to:-



DINING AREA 10' 2" x 8' 4" (3.1m x 2.54m) Radiator and double glazed French doors to the garden. Laminate floor.



KITCHEN: 11' 8" x 8' (3.56m x 2.44m) 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. Complementary tiling to the splash back areas and tiled floor.



REAR PORCH/UTILITY 7' 9" x 4' 1" (2.36m x 1.24m) Radiator, two double glazed windows, base unit with work surface above, tiled floor and double glazed rear exit.



STAIRS AND LANDING: Double glazed window and laminate floor. Loft access.



BEDROOM 1: 11' (max)x 9' (plus bay window) (3.35m x 2.74m) Radiator and double glazed window. Laminate floor.



BEDROOM 2: 11' 11" x 8' 11" (3.63m x 2.72m) Radiator and double glazed window. Laminate floor. Cupboard housing the gas boiler.



BEDROOM 3: 6' 11" x 6' (2.11m x 1.83m) Radiator and double glazed window. Laminate floor.



BATHROOM: Heated towel rail, double glazed window, w.c., wash hand basin in vanity unit and panelled bath with shower over. Complimentary tiling.



OUTSIDE: Paved frontage and parking space with steps leading down to the entrance. Large paved area ideal for alfresco dining and entertaining. Large lawn garden and shortage/garden sheds.



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