

**62 Shotton Lane**

**MS11321**



**SHOTTON**

**£100,000**

62 Shotton Lane, Shotton, Deeside, CH5 1QW  
£100,000 MS11321



**DESCRIPTION:** A 2/3 bed terraced house which needs refurbishment and modernisation which briefly comprises: entrance hall, lounge, dining room, kitchen, utility room with w.c, 2 generous bedrooms, Cot room/study and bathroom. Gas heating and double glazing. Court yard style back garden with rear vehicle access.dir

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**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

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**DIRECTIONS:** Turn right out of the Shotton office and proceed under the railway bridge to the traffic lights. Turn right into Shotton lane where the property will be seen on the right hand side before the shop.

**LOCATION:** Situated in an established residential area being convenient for local shopping facilities and public transport.

**HEATING:** Gas heating with radiators.

**ENTRANCE HALL:** Double glazed front door, radiator and laminate floor.

**LOUNGE:** 13' x 12' 5" (max)(3.96m x 3.78m) Radiator and double glazed window.



**DINING ROOM:** 13' 2" x 11' 3" (4.01m x 3.43m) Radiator and double glazed window.  
Laminate floor.



**KITCHEN:** 10' x 9' 4" (3.05m x 2.84m) Radiator and double glazed window. single sink unit with storage below and wall and base units with work surface over. Electric oven and gas hob. .



**REAR HALL** Double glazed rear exit.

**UTILITY/W.C** 5' 5" x 5' (plus 3' 9" X 2' 9")4" (1.65m x 1.63m) Radiator and double glazed window. Plumbing for an automatic washing machine. Wash hand basin and w.c.



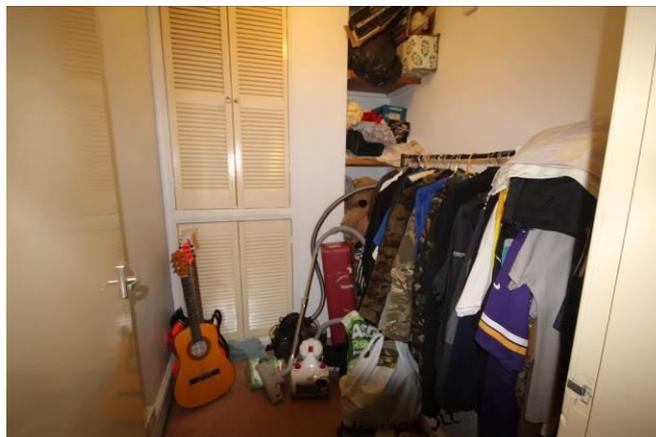
**BEDROOM 1: 14' 5" x 13' (4.39m x 3.96m) Radiator and double glazed window.**



**BEDROOM 2: 9' 9" x 9' 6" (2.97m x 2.9m) Radiator and double glazed window. Built in storage.**



**COT ROOM/STUDY 6' 4" x 6' 1" (1.93m x 1.85m) Cupboard housing the boiler.**



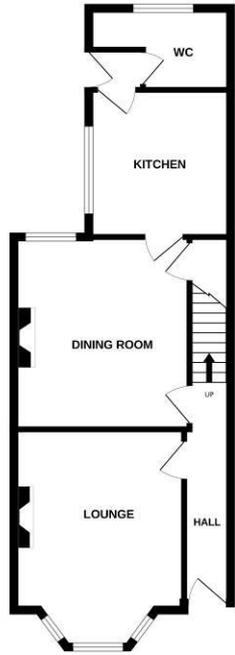
**BATHROOM:** 9' 11" x 6' 5" (3.02m x 1.96m) Radiator, double glazed window, w.c., wash hand basin and panelled. Complimentary modern tiling.



**OUTSIDE:** Frontage with brick wall and enclosed rear court yard style garden with rear vehicle access.



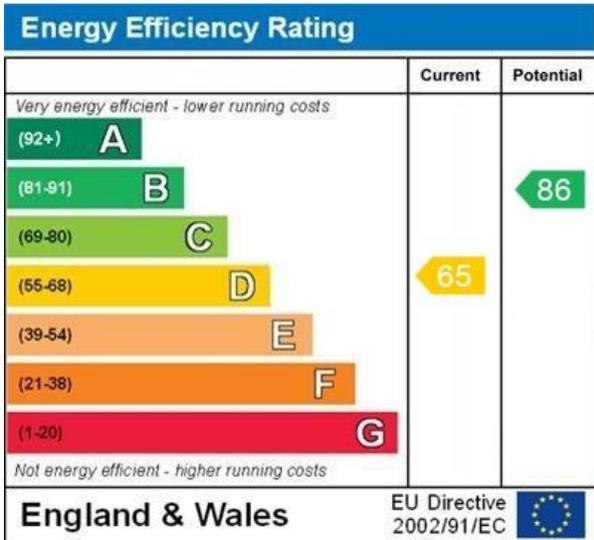
GROUND FLOOR  
511 sq ft (47.5 sq m) approx.



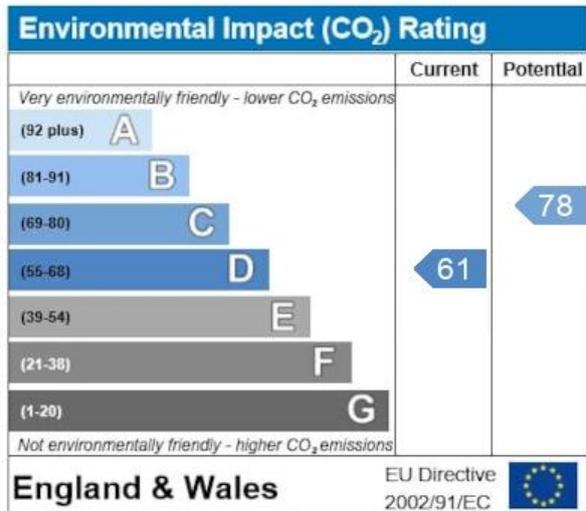
1ST FLOOR  
443 sq ft (41.2 sq m) approx.



TOTAL FLOOR AREA: 955 sq ft (88.7 sq m.) approx.  
 While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors or omissions in the statement. The plan is a visual guide only and should be used as a guide only. No guarantee is given for the accuracy of the floorplans. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency. Made with AutoCAD 2005



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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 of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.