

**4 Taliesin Avenue**

**MS11337**



**SHOTTON**

**£170,000**

4 Taliesin Avenue, Shotton, Deeside, Flintshire, CH5 1HY  
£170,000 MS11337



**DESCRIPTION:** If you looking for a property in a sought after and convenient location which you can add your own personality to this could be the one for you. A three bedroom semi detached house in need of modernisation which briefly comprises:- entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom. Gas heating and partial double glazing. Paved driveway for parking. Limited access garage with electronically operated door. Neatly tended gardens to the front and rear.

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**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

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**DIRECTIONS:** Turn right out of the Shotton office and immediately right into King George Street. Take the last right hand side turning into Taliesin Avenue where the property will be seen on the right hand side.

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

**HEATING:** Gas heating with radiators.

**ENTRANCE HALL:** Radiator and under stairs storage cupboard with single glazed window.



**LOUNGE:** 12' 3" x 11' 1" (3.73m x 3.38m) Radiator and double glazed window. Living flame gas fire with fire surround.



**DINING ROOM:** 12' 9" x 11' (3.89m x 3.35m) Gas fire with fire surround and back boiler. Double glazed patio doors to the rear.



**KITCHEN:** 13' 10" x 7' 7" (4.22m x 2.31m) Radiator and two double glazed windows.  
Plumbing for an automatic washing machine, one and a half sink unit with storage below and wall and base units with work surface over. Tiled floor.



**BEDROOM 1:** 12' 8" (3.86m) Radiator and double glazed window.



**BEDROOM 2:** 12' 6" x 11' 6" (3.81m x 3.51m) Radiator and double glazed window.



**BEDROOM 3:** 7' 9" x 6' 9" (2.36m x 2.06m) Double glazed window.



**BATHROOM:** Radiator, single glazed window, w.c., wash hand basin and panelled bath. Complimentary tiling.



**OUTSIDE:** Neatly tended gardens to the front and rear. Paved driveway to the front and side with limited access to the side drive leading to the garage 17' 9" X 8' 6" with electronically operated door and light and power connected.



**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

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