



MOLYNEUX
ESTATE AGENTS - VALUERS - SURVEYORS

Courtland Drive, Aston, Deeside. CH5 1UQ
Offers Over £186,000 **NO CHAIN** MS11219



DESCRIPTION: A three bedroom semi detached house in a popular location which needs some updating which briefly comprises: entrance hall, lounge, kitchen through dining room, conservatory overlooking a colourful garden to the rear. On the first floor are 3 bedrooms and a modern bathroom. gas heating and double glazing. Driveway for parking, large brick garage/workshop 13'11 x 8' 4". Viewing recommended.

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 under the railway bridge to the traffic lights and turn right into Shotton Lane proceed passing the shops and playing field and turn left into the one way system passing the community hospital on the left to the roundabout and take the 4th exit and turn immediately left into Courtland Drive where the property will be seen on the right hand side.



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 allowing access to Chester, Liverpool and the North Wales Coast.

ENTRANCE HALL: Radiator and double glazed window.

LOUNGE: 15' 9" x 11' 4" (4.8m x 3.45m) Radiator and double glazed window. Gas fire with back boiler with wooden surround and mantle.



KITCHEN/DINER:

KITCHEN AREA 13' x 7' 5" (3.96m x 2.26m) Double glazed window. One and a half sink unit with storage below and matching wall and base units with work surface over. Electric oven and hob. Built in fridge. Wall mounted gas boiler. Tiling to splash back areas. Under stairs storage housing the plumbing for an automatic washing machine.



DINING AREA 9' 9" x 8' 3" (2.97m x 2.51m) Radiator and double glazed window. Double glazed door to the:-



CONSERVATORY: 13' 7" x 7' 5" (4.14m x 2.26m) An ideal entertaining space overlooking the colourful rear garden with double glazed window, an insulated roof with LED lighting and French doors to the garden.



STAIRS AND LANDING: Loft access and airing cupboard.



BEDROOM 1: 14' x 11' 5" (4.27m x 3.48m) Radiator and double glazed window. fitted bedroom furniture providing wardrobes, storage, dressing table and draw units.



BEDROOM 2: 10' 1" x 8' 9" (3.07m x 2.67m) Radiator and double glazed window.



BEDROOM 3: 10' x 6' 7" (3.05m x 2.01m) Radiator and double glazed window.



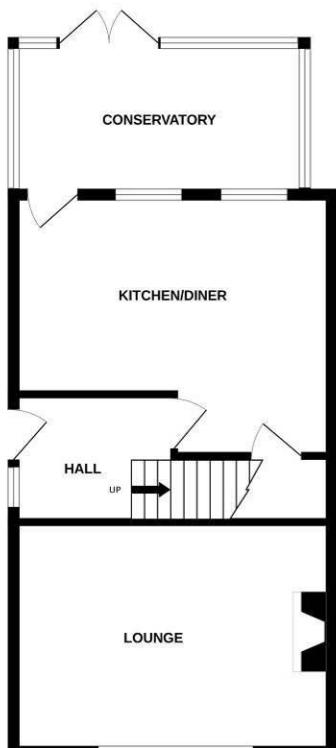
BATHROOM: Double glazed window, W.C. wash hand basin in vanity unit and panelled bath with shower over. Complimentary modern tiling.



OUTSIDE: Colourful frontage with paved drive to the side providing parking, brick garage/workshop 13'11" x 8' 4" Established gardens to the rear with trees, shrubs and plants with a lawn.



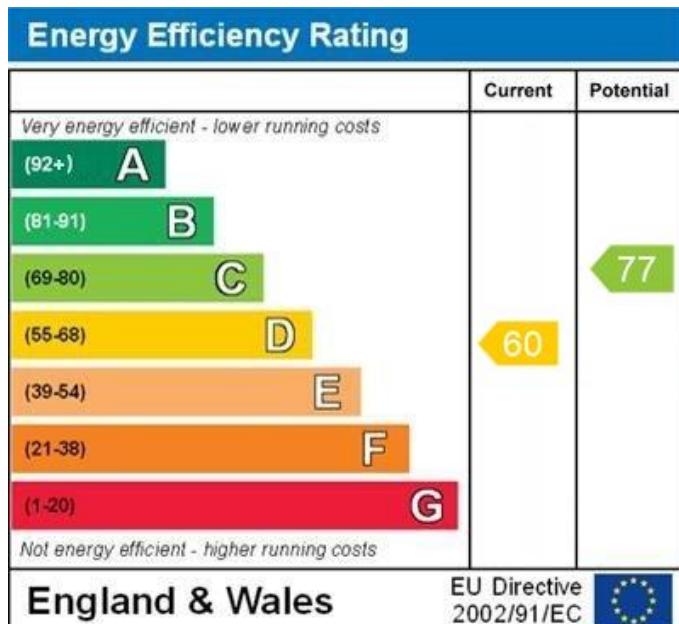
GROUND FLOOR
545 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 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 floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect and surveyor have not tested any of the services or equipment and no guarantee as to their operability or efficiency can be given.
 Made with ArchiCAD 6.0.0.2



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.