

Butler Street, Shotton, Deeside, CH5 1AP
£125,000 **MS11238**



DESCRIPTION: If you are looking for your first home which is beautifully presented this could be the one for you. A bright and airy terraced home being convenient for shops, services and public transport. The property has some authentic/original features of the period together with the modern attributes required for modern living. The property has been improved by the present owners and briefly comprises:- lounge, dining room, comprehensively fitted kitchen, two double bedrooms and a modern bathroom. Gas heating and double glazing. Courtyard garden ideal for alfresco dining and double gates to the rear. 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-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

DIRECTIONS: Turn right out of the Shotton Office and proceed under the railway bridge and turn right into Chester Close. Take the first left into St David's and first right into Strickland Street. Turn left into Butler Street 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.

LOUNGE 12' 3" x 9' 5" (3.73m x 2.87m) Radiator and double glazed window. Authentic fire surround and mantle.



DINING ROOM: 12' 3" x 11' 10" (3.73m x 3.61m) Radiator and double glazed window. Under stair storage.



KITCHEN: 7' 9" x 6' 9" (2.36m x 2.06m) Double glazed window. Plumbing for an automatic washing machine, one and a half stainless steel sink unit with storage below and matching wall and base units with work surface over. Gas oven and gas hob with extractor over wall mounted gas boiler in housing. Rear exit.



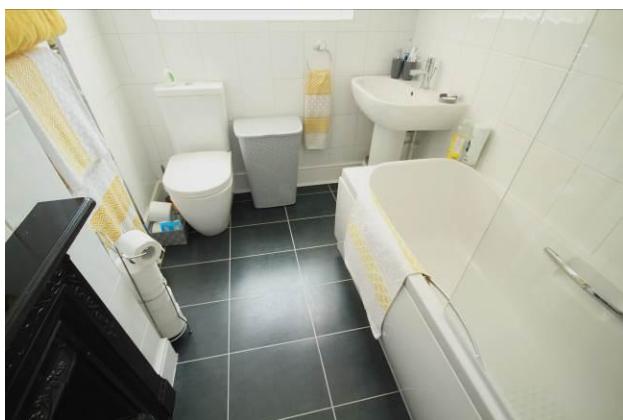
BEDROOM 1: 12' x 9' 4" (max to wardrobe recess) (3.66m x 2.84m) Radiator and double glazed window. Original fireplace.



BEDROOM 2: 10' 7" 6" (3.23m x 0.15m) Radiator and double glazed window. Built in storage cupboard.



BATHROOM: Heated towel rail, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary modern tiling. Original fireplace.



OUTSIDE: A courtyard style garden being low maintenance with a made to measure shed. Outside water supply. Single wooden gate to the rear.

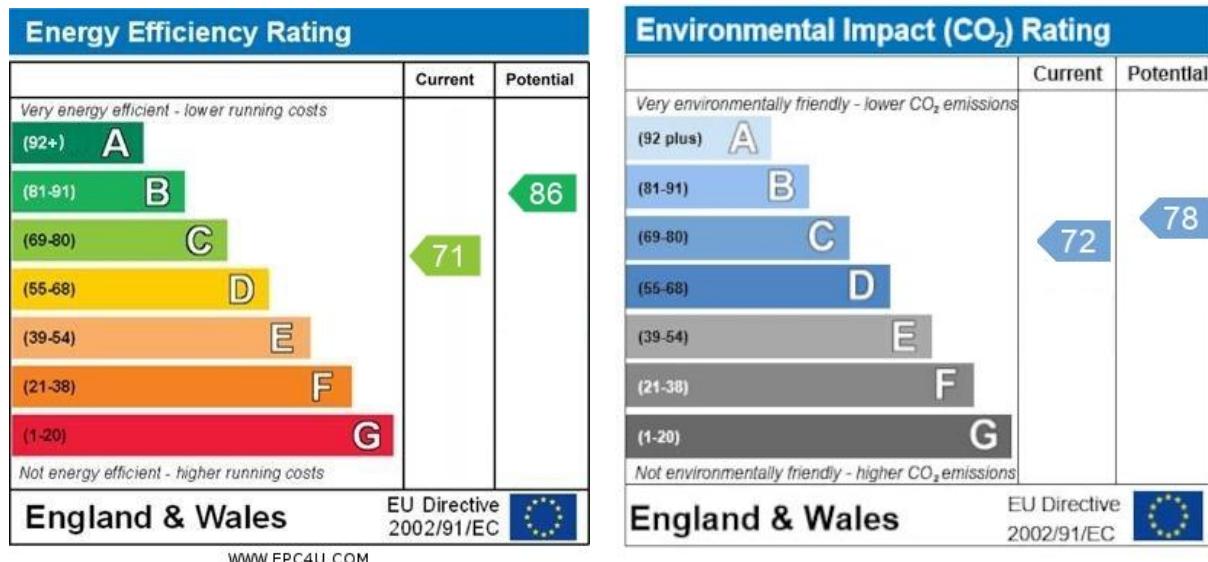


GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.

1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 633 sq.ft. (58.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. We cannot accept responsibility for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floor plan has not been tested and no guarantee as to their operability or efficiency can be given.
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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.