



**Primrose Street**  
Connah's Quay

  
**SWAIN HENNESSEY**  
INDEPENDENT ESTATE AGENTS

Offers in Region of **£150,000**

T: 01352 961 679 W: [swainhennesseyestateagents.co.uk](http://swainhennesseyestateagents.co.uk)

# 55 Primrose Street

Connah's Quay, Deeside

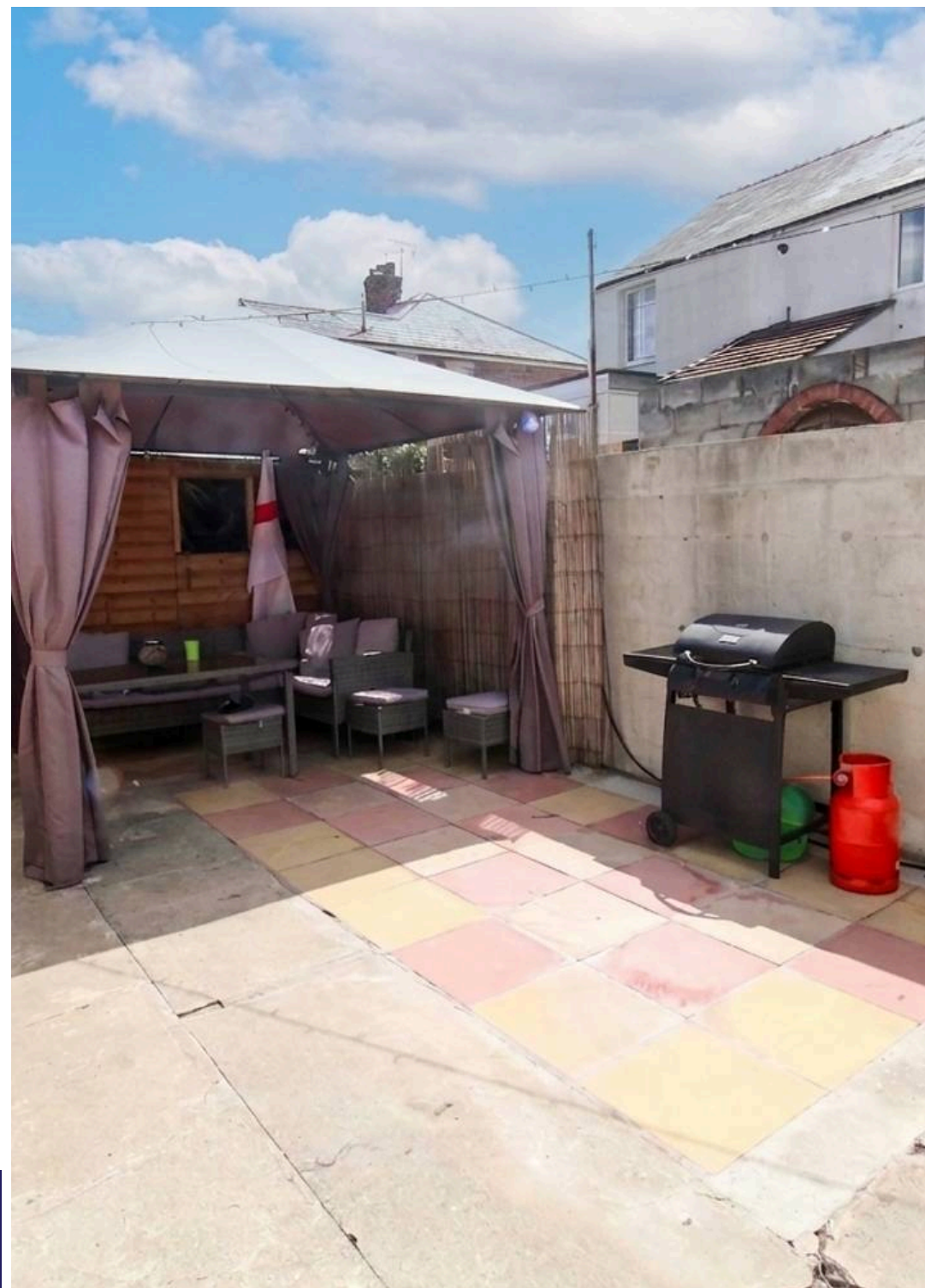
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- SEMI DETACHED HOUSE
- 2 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- LOW MAINTENANCE REAR GARDEN
- POTENTIAL FOR OFF ROAD PARKING
- CHAIN FREE
- MODERN AND NEUTRAL THROUGHOUT
- EXCELLENT ACCESS TO LOCAL AMENITIES



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### **Porch**

Accessed via a composite door with PVC double glazed windows to each side, composite door (fitted 2025) opening to the lounge

### **Lounge**

12' 2" x 10' 8" (3.71m x 3.25m)

PVC double glazed windows to front and side, wall mounted radiator, door to inner hallway

### **Inner Hallway**

Stairs to the first floor, door opening to the dining room

### **Dining room**

12' 2" x 10' 8" (3.71m x 3.25m)

PVC double glazed windows to side and rear, wall mounted radiator, under stairs storage cupboard, door opening to the kitchen

### **Kitchen**

6' 9" x 6' 8" (2.06m x 2.03m)

A range of fitted wall, drawer and base units, space for a fridge, tumble dryer, plumbing for a washing machine, space for an oven, sink unit with mixer tap, PVC double glazed window to the side, opening to inner hallway

### **Inner Hallway**

Composite door opening to the rear garden, wall mounted combination boiler (fitted 2023) louvre doors opening to the bathroom

### **Bathroom**

6' 8" x 6' 8" (2.03m x 2.03m)

A modern suite comprising a panelled bath with wall mounted shower over and drencher attachment, vanity wash hand basin and close coupled WC, part tiled walls, tiled floor, obscure PVC double glazed window to the side



## First Floor Landing

Doors to bedrooms

### Bedroom One

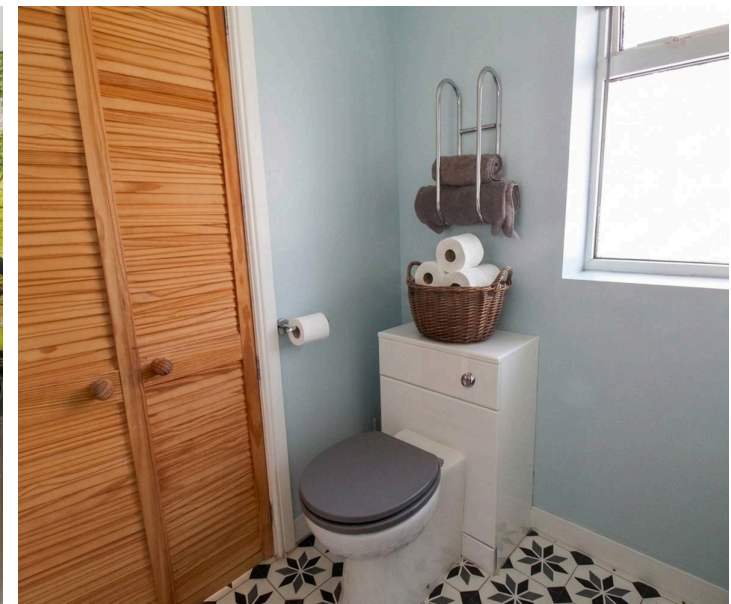
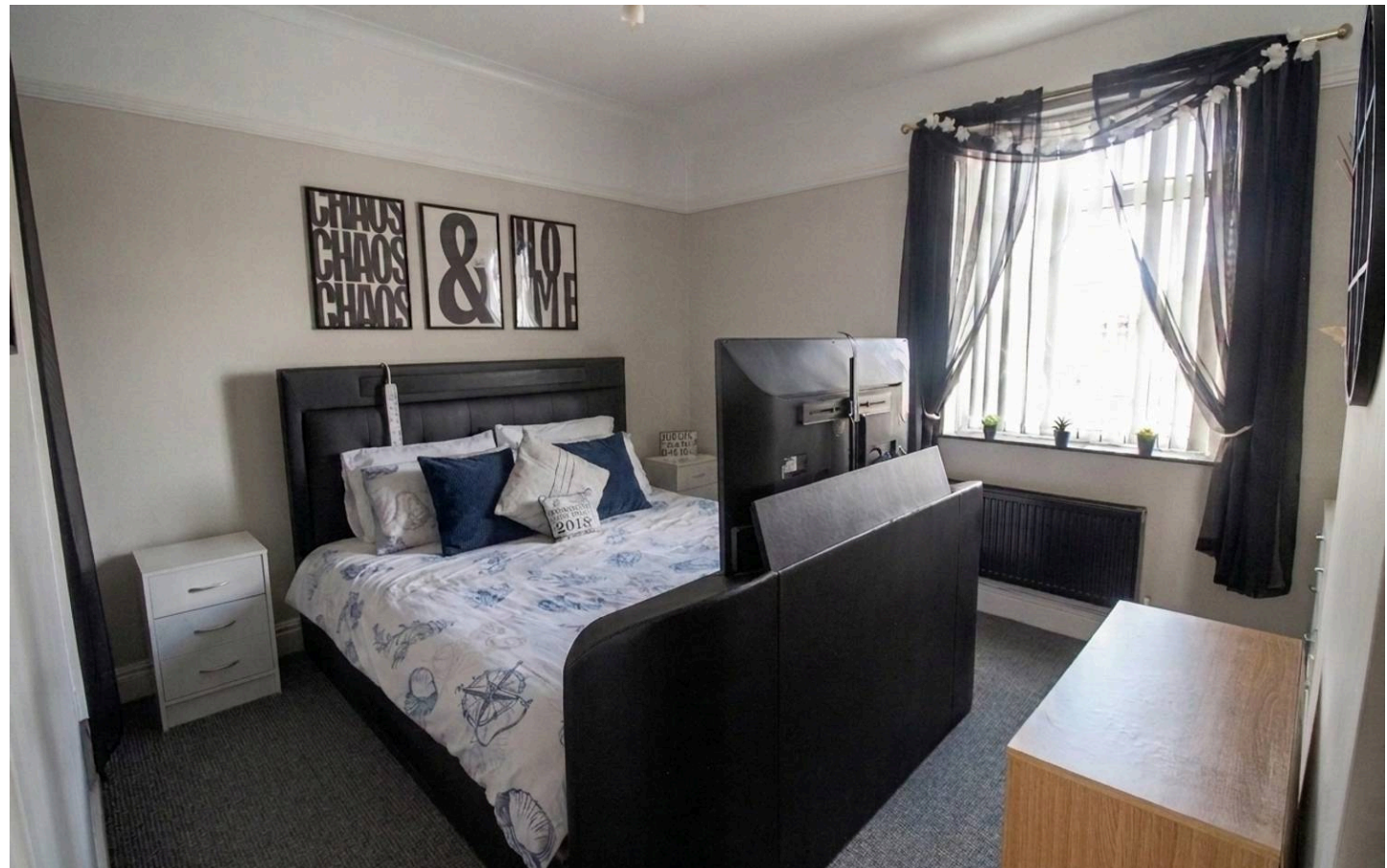
12' 2" x 10' 8" (3.71m x 3.25m)

PVC double glazed window to the front, wall mounted radiator over stairs built in wardrobe

### Bedroom Two

12' 2" x 10' 8" (3.71m x 3.25m)

PVC double glazed window to the rear, wall mounted radiator





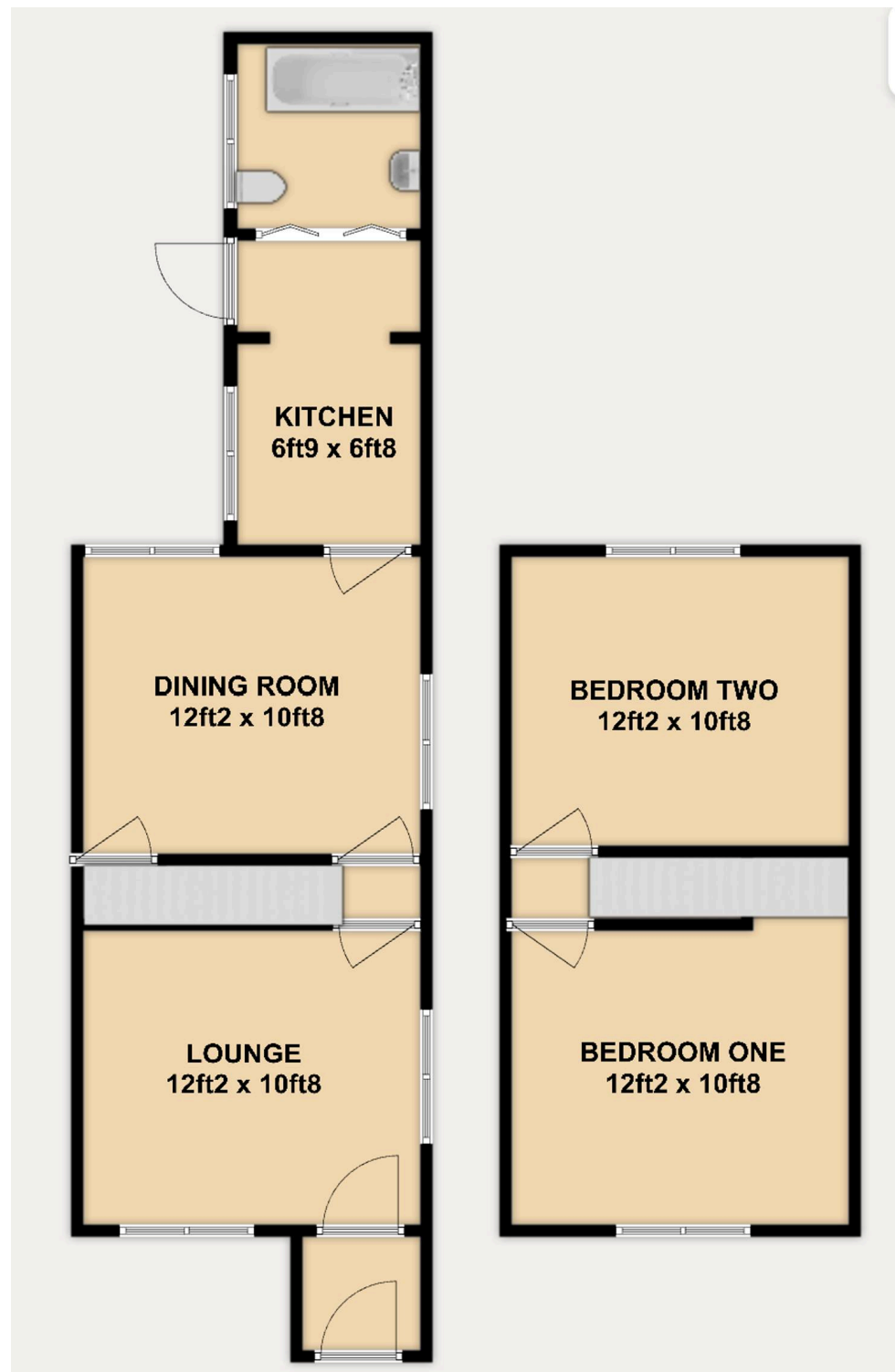
### **FRONT GARDEN**

Accessed via a timber gate with low maintenance garden area and pathway leading to the porch door

### **REAR GARDEN**

A low maintenance garden laid to paving with brick wall and timber fencing surround, access to the side via a timber gate, outside tap, potential to create off road parking (subject to the relevant consents)







# SWAIN HENNESSEY

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To arrange a viewing, please contact

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