

40 Strickland Street

MS11204



SHOTTON

£120,000

NO CHAIN

40 Strickland Street, Shotton, Deeside, CH5 1AN
£120,000 **NO CHAIN** MS11204



DESCRIPTION: An ideal opportunity for a first time buyer or investor is this two bedroom terraced house which briefly comprises:- bright and airy lounge, dining room, kitchen, ground floor bathroom with white suite and on the first floor two double bedrooms. Gas heating and double glazing. Court yard to the rear with brick built shed.

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 continue under the railway bridge and turn right into Chester Close. Take the first left and first left again until turning first right into Strickland 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: 11' x 9' 11" (3.35m x 3.02m) Double glazed front door. Radiator and double glazed window. Meter Cupboard.



DINING ROOM: 11' x 11' (3.35m x 3.35m) Radiator and double glazed window. Gas fire (in need of replacement), surround and mantle.



KITCHEN: 7' 11" x 7' (2.41m x 2.13m) Double glazed window. Vertical radiator. Plumbing for an automatic washing machine, sink unit with storage below and matching wall and base units with work surface over.



REAR HALL Cupboard housing the gas boiler which has a gas safe certificate November 2025 and double glazed rear exit.

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



BEDROOM 1: 12' x 11' (3.66m x 3.35m) Radiator and double glazed window.



BEDROOM 2: 12' x 10' (3.66m x 3.05m) Radiator and double glazed window. Built in storage.

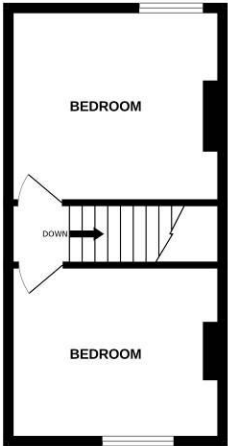
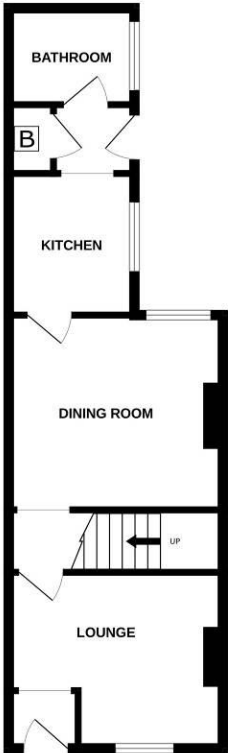


OUTSIDE: Court yard to the rear with brick built storage shed.



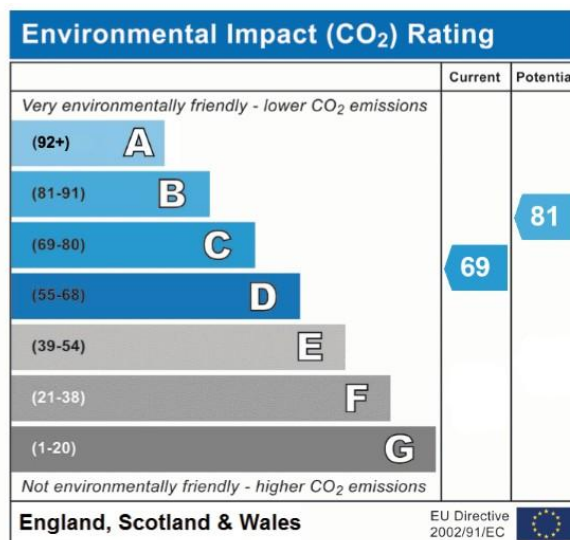
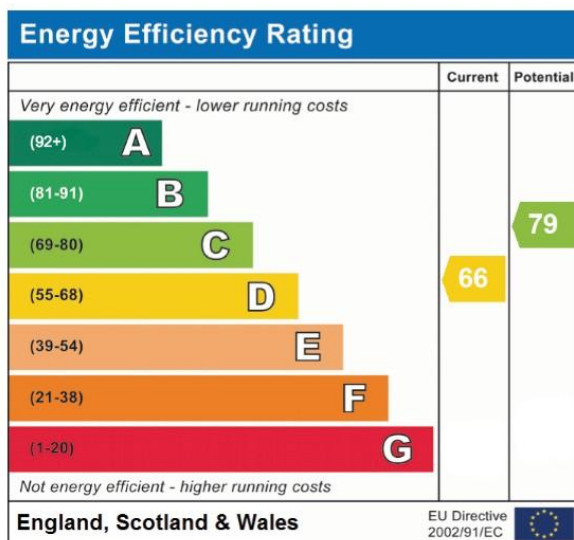
GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.

1ST FLOOR
293 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 711 sq.ft. (66.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken 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 services, systems and appliances shown have 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.