MOLYNEUX
ESTATE AGENTS - VALUERS - SURVEYORS

Shotton Lane, Shotton, Deeside, CH5 1QP
£240,000 MS11431



DESCRIPTION: If you are looking for a large family home with double garage this could be the one for you. This Edwardian period property is much larger than your average 4 bedroom semi detached property and is in need of improvement which is ideal for those who like to add their own flair and personality. The property briefly comprises:- entrance hall, lounge, dining room, large kitchen/breakfast room, utility room, modern cloaks/w.c, 27ft conservatory. On the first floor are 3 double bedrooms and a bathroom and on the second floor a 1 double bedroom. Established gardens to the front and side and modern double garage with electrically operating doors. Gas heating and double glazing. The property is being sold as seen.

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

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DIRECTIONS: Turn right out of the Shotton Office and proceed under the railway bridge to the traffic lights. Turn right into Shotton lane where the property will be seen on the left just after the Church.



ARLA NAEA
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

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

HEATING: Gas heating with radiators.

ENTRANCE HALL: Radiator, original Minton style encaustic floor tiles, part decorative wall tiling to the former porch area. Under stairs storage.





LOUNGE: 15' x 13' (max to bay window) (4.57m x 3.96m) Radiator and double glazed bay window. Tiled fireplace with surround and mantle. Original wood block flooring.





DINING ROOM: 14' x 11' (4.27m x 3.35m) Radiator and two double glazed windows. Original wood block flooring.




KITCHEN/BREAKFAST ROOM: Two double glazed windows. Plumbing for an automatic washing machine, single stainless steel sink unit with double drainer and storage below with matching wall and base units with work surface over. Wall mounted gas boiler. Tiled floor.




CLOAKS/W.C Double glazed window. Wash hand basin, w.c. and complementary tiling.



UTILITY ROOM: 8' 10" x 5' (2.69m x 1.52m) Radiator, Wall and base storage units with counter surface.



CONSERVATORY: 27' x 11' (8.23m x 3.35m) Double glazed windows and French doors to the side garden. Tiled floor.



FIRST FLOOR

BEDROOM 1: 18' x 13' (5.49m x 3.96m) Radiator and double glazed bay window plus additional double glazed window letting the light flood in.





BEDROOM 2: 14' x 11' (4.27m x 3.35m) Radiator and two double glazed windows.



BEDROOM 3: 13' x 11' 11" (3.96m x 3.63m) Radiator and double glazed window.



BATHROOM: Radiator and double glazed window, w.c., wash hand basin, panelled bath and shower cubicle. Complimentary tiling.



SECOND FLOOR

BEDROOM 4: 17' x 12' (5.18m x 3.66m) Radiator and double glazed window. Single glazed sky light.

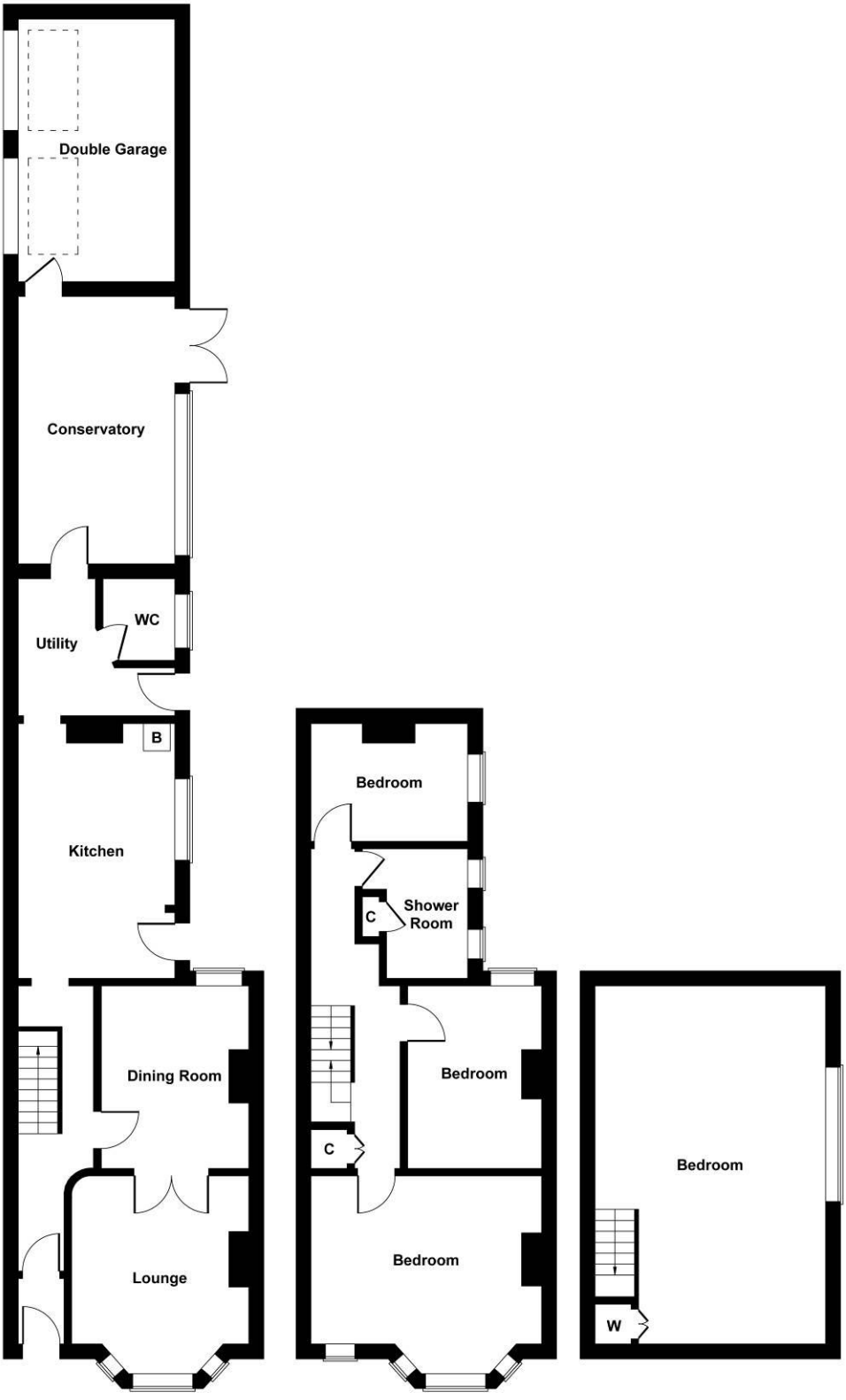




OUTSIDE: Brickwork walling surmounted by wrought iron work with two single gates leading to the front and side. The front garden is laid to lawn with established shrubs/plants. To the side is a greenhouse and a colourful arrangement of plants and a useful store shed. Double garage with electronically operated doors which is accessed by means by a right of way along the drive adjacent to NO 3.



5 Shotton Lane



Not to Scale. Produced by The Plan Portal 2026

For Illustrative Purposes Only.

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.