

Gladstone Street, Shotton, Deeside, Flintshire, CH5 1HE
Guide Price of £190,000 MS11338



DESCRIPTION: Situated in a convenient location is this three bedroom semi detached house which briefly comprises:- entrance hall, large conservatory to the side, lounge, dining room, fitted kitchen, w.c and storage. On the first floor are three bedrooms and a modern shower room. Gas heating and double glazing. Concrete patterned drive to the front and a mixture of hard landscaping and established shrubs to the rear.

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: From our Shotton office turn immediately right into King George Street and continue until turning right into Kingsway at the junction continue across into Kingsway and take the first left into Gladstone 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 in an established residential area being convenient for local shopping facilities and public transport.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Radiator, tiled floor and under stairs storage.

LOUNGE: 12' 11"(max) x 12' (3.94m x 3.66m) Radiator and double glazed bay window. Fire surround and mantle.



DINING ROOM: 15' x 11'(max) (4.57m x 3.35m) Radiator and double glazed window.



KITCHEN: 13' x 6' 11" (3.96m x 2.11m) Radiator and two double glazed windows. 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.



CONSERVATORY: 14' 9 (Max to frame) x 8' 8" (4.27m x 2.64m) Radiator. Double glazed windows and doors to the garden. Tiled floor.



REAR HALL Wall mounted gas boiler, access to the w.c and storage. UPVC rear exit.

STAIRS AND LANDING: Double glazed window and loft access.

BEDROOM 1: 12'(max) x 12' (plus bay window) (3.66m x 3.66m) Radiator and double glazed window.



BEDROOM 2: 12' 10" x 12' 10" (3.91m x 3.91m) Radiator and double glazed window. Built in storage cupboard.

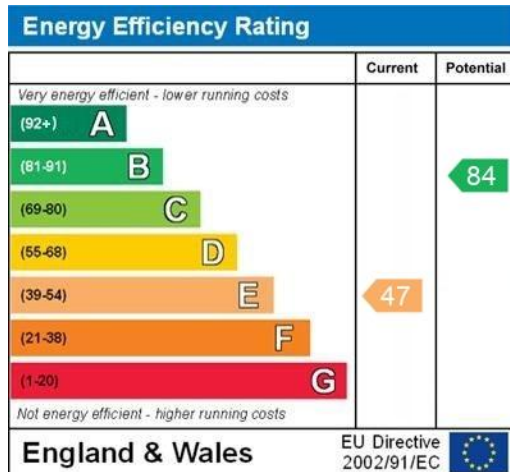


BEDROOM 3: 7' x 5' (2.13m x 1.52m) Radiator and double glazed window.

SHOWER ROOM: Heated towel rail, double glazed window, w.c., wash hand basin and corner shower cubicle. Complimentary tiling. and storage cupboard.



OUTSIDE: Double gates to the concrete pattern drive and path to the side. Paved patio ideal for alfresco dining and a mix of hard landscaping and established shrubs. garden shed.



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.