

**5 Willow Brook Park**

**MS11391**



**SANDYCROFT**

**£79,000**

**NO CHAIN**

5 Willow Brook Park, Station Road, Sandycroft, Flintshire, CH5 2PW  
£79,000 MS11391



**DESCRIPTION:** A two bedroom park home which has been improved by the present owner and have proven to be a popular solution for buyers in recent times. A leafy development with nature on the doorstep has age restrictions for those who reside here. The accommodation comprises:- entrance vestibule, modern fitted kitchen with built in appliances and a comprehensive range of units, lounge with fire surround through dining area with French doors. Inner hall with loft access, two bedrooms with fitted bedroom furniture and wet room with a shower. Calor Gas heating and double glazing Outside is a drive providing parking and low maintenance gardens ideal for alfresco dining. Garden storage shed. Ground rent £187.00 per month. Flintshire County Council Tax band B.

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**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 to the traffic lights in Queensferry and proceed to the roundabout and take the second exit signposted Pentre/Sandycroft. Continue along here until entering the village of Sandycroft and after passing the Bridge Pub on the left turn left and proceed over the railway bridge and at the left hand bend turn right by an engineering company and continue until Willow Brook will be seen on the left hand side turning left over the bridge and the property will be seen in the first right turning on the right hand side.

## ENTRANCE PORCH

**KITCHEN:** 11' x 9' (3.35m x 2.74m) Radiator and double glazed window. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and hob. Cupboard housing the gas boiler.



**LOUNGE/DINER:** 19' x 17' (max) 11' (min) (5.79m x 5.18m) Radiator and two double glazed windows. Fire surround and French doors to the garden.



**REAR HALL** Built in storage cupboard.

**BEDROOM 1:** 9' x 9' (3.05m x 2.74m) Radiator and double glazed window. Fitted wardrobes and draw units with vanity area.



**BEDROOM 2:** 9' x 10' Radiator and double glazed window. Fitted wardrobe.



**WET ROOM** Heated towel rail, double glazed window, w.c., wash hand basin and floor shower. Complimentary modern tiling.



**OUTSIDE:** Low maintenance gardens ideal for alfresco dining with artificial grass ideal for seating areas. Garden storage shed and coloured stone paths. Parking for two cars.



**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.