

Westminster Crescent, Shotton, Deeside, Flintshire, CH5 1JY
£160,000 MS11289



DESCRIPTION: If you are looking for lots of space for a family this could be the one for you. A semi detached house with four double bedrooms which needs some cosmetic updating and briefly comprises;- Entrance hall, ground floor shower room, fitted kitchen, two spacious reception rooms, lean to conservatory and four bedrooms. Gas heating and double glazing. Driveway providing parking. Large garage size storage building and brick built tool shed/work shop. Gardens to the front and 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-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

DIRECTIONS: Turn right out of the Shotton Office and proceed under the railway bridge to the traffic lights. Turn right into Shotton Lane passing the shops on the right and turn left into North Street and proceed until turning left into Westminster Crescent where the property will be found 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: Double glazed front door. Radiator and double glazed window. Under stairs storage cupboard.

LOUNGE: 15' 1" x 11' 9" (4.6m x 3.58m) Radiator and double glazed window. Fire surround and tiled hearth.



DINING ROOM: 11' x 8' 9" (3.35m x 2.67m) Radiator and double glazed window.



KITCHEN: 15' 3" x 6' 6" (4.65m x 1.98m) Radiator and double glazed window. One and a half stainless steel sink unit with storage below and matching wall and base units with work surface over. Tiled splash back areas. Tiled floor. Wall mounted gas boiler. Door to:-.



LEAN TO CONSERVATORY 12' 1" x 7' 6" (3.68m x 2.29m) In need of replacement. Metal framed with radiator and tiled floor.



BEDROOM 1: 12' (max to recess)x 11' 8" (3.66m x 3.56m) Radiator and double glazed window.



BEDROOM 2: 11' 3" x 8' 9" (3.43m x 2.67m) Radiator and double glazed window.



BEDROOM 3: 10' 2" (max)x 11' 9"(max) (3.1m x 3.58m) Radiator and double glazed window. Built in storage cupboard.



BEDROOM 4: 11' 1" x 9' 5" (3.38m x 2.87m) Radiator and double glazed window. Built in storage.



OUTSIDE: Front garden with drive to the side. gates leading to the rear with a large garage size storage space and brisk built tool shed. Large paved area and garden.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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