

6 Weston Close

MS11319



**GARDEN
CITY**

£180,000
NO CHAIN

6 Weston Close, Garden City, DEESIDE, CH5 2SR
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DESCRIPTION: If you are looking for a ready to move into home which has just been decorated throughout this could be the one for you. A three bedroom semi detached house which briefly comprises:- entrance hall, lounge, modern fitted kitchen with appliance having open plan dining, three bedrooms and bathroom. Gas heating and double glazing. Neatly tended gardens to the front and rear. Driveway and former garage which is now a recreational space.

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 proceed to Queensferry, just before the traffic light intersection bear left into Station Road, Queensferry and continue over the blue bridge into Garden City, Turn right into Fox's lane and first right into Claremont Avenue. the second turning on the right is Weston Close where the property will be seen on the right hand side.

LOCATION: Situated conveniently for the A55 expressway allowing access to Chester, Liverpool and the North Wales Coast.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Double glazed door, radiator and laminate flooring.

LOUNGE: 15' 10"(plus bay window) x 11' 5" (4.83m x 3.48m) Radiator and double glazed bay window. Fire surround with inset electric fire.



KITCHEN/DINER: 14' 6" x 9' 3" (4.42m x 2.82m) Radiator and two double glazed windows. 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 gas hob. Wall mounted gas boiler. Under stairs storage. Door to the garden.



STAIRS AND LANDING: Double glazed window and loft access.

BEDROOM 1: 13' 3" x 8' 4" (4.04m x 2.54m) Radiator and double glazed window. Fitted wardrobes, storage and bed side cabinets.



BEDROOM 2: 10' 9" x 8' 4" (3.28m x 2.54m) Radiator and double glazed window.



BEDROOM 3: 7' 2" x 6' (2.18m x 1.83m) Radiator and double glazed window.

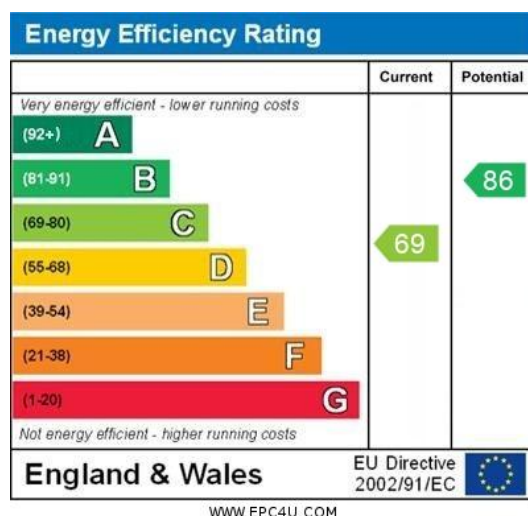


BATHROOM: Heated towel rail, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary tiling.



OUTSIDE: Lawn garden to the front and drive to the side for parking. Double timber gate lead to a further parking area to the former garage which is now a recreational space with double glazed windows and patio doors. Paved area for alfresco dining and lawn garden with boxed borders for plants.





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 or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.