

Connaught Avenue, Shotton, Deeside. CH5 1BB
Offers Over £135,000 **NO CHAIN** MS11251



DESCRIPTION: If you are looking for a project in a great residential area this could be the one for you. A three bedroom semi detached house which needs refurbishment to make it a beautiful home. The accommodation briefly comprises:- entrance hall, lounge through dining room, kitchen, utility space, three bedrooms and bathroom. Gardens to the front and rear. Driveway for parking.

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 under the railway bridge then turn right into Chester Close. Take the fourth turning left into Connaught Avenue and 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: Canopied entrance with double glazed front door and side panel. Radiator.

LOUNGE 11' 11" x 11' 3"(max) (3.63m x 3.43m) Radiator and double glazed window. Facia brickwork fireplace.

DINING ROOM: 11' 4" x 11' 4" (max) (3.45m x 3.45m) Radiator and double glazed window.



KITCHEN: 11' 8" x 6' 2" (3.56m x 1.88m) Radiator and two double glazed windows. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below.



UTILITY ROOM: 8' 6" x 4' 9" (2.59m x 1.45m) Double glazed window, Counter work surface area with storage beneath and double glazed rear exit.

BEDROOM 1: 11' 5" x 9' 4" (3.48m x 2.84m) Radiator and double glazed window. Wardrobes to one wall.



BEDROOM 2: 11' 6" x 11' 5" (3.51m x 3.48m) Radiator and double glazed window. Cupboard housing the gas boiler.



BEDROOM 3: 7' 7" x 6' 6" (2.31m x 1.98m) Radiator and double glazed window.



SHOWER ROOM: Radiator, double glazed window, w.c., wash hand basin and shower cubicle. Complimentary tiling.



OUTSIDE: Gardens to the front and rear. Parking to the side. The gardens to the rear are a good size which could be a great space for entertaining.



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.