

36 Willow Brook Park

MS11335



SANDYCROFT

£85,000

Willow Brook Park, Station Road, Sandycroft, Deeside, CH5 2PW
£85,000 MS11335



DESCRIPTION: A 2 bedroom park home situated in a leafy park with bright and airy accommodation which briefly comprises:- lounge through dining area, comprehensively fitted kitchen with appliances, two double bedrooms with fitted bedroom furniture, utility/study space and modern bathroom. Color gas heating and double glazing. Parking and low maintenance gardens. Viewing recommended.
Age restriction 50 years. Ground fees £200.00 pcm

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER
Viewing by arrangement through ShottonOffice
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. Continue passing the leisure centre and continue through the traffic lights to the roundabout taking the second exit to Pentre. Go through Pentre into Sandycroft and on reaching the Bridge Pub on the left turn left and continue over the railway bridge and when the road bends left turn right on the corner until turning left over a bridge into the park. Follow the road to the right and the property will be seen on the left.

HEATING: Calor gas heating with radiators.

LOCATION: Situated in an leafy park site. The A55 link Road provides access to Chester, Liverpool and the North Wales Coast.

KITCHEN 11' x 9' 5" (3.35m x 2.87m) 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 gas hob. Wall mounted gas boiler. Door to the garden.



LOUNGE/DINER: 19' x 11' 2" (5.79m x 3.4m) Two radiators and three double glazed windows. Fireplace with electric fire. Door to the outside.



UTILITY/STUDY 6' 6" x 5' 9" (1.98m x 1.75m) Radiator, fitted storage and double glazed door to the outside.



BEDROOM 1: 9' 3" x 9' (2.82m x 2.74m) Radiator and double glazed window. Fitted wardrobes with dressing table area to one wall.



BEDROOM 2: 8' x 7' (2.44m x 2.13m) Radiator and double glazed window. Fitted wardrobes with dressing table area to one wall.



BATHROOM: Radiator, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary modern tiling. Built in linen cupboard with radiator.



OUTSIDE: Low maintenance being hard landscaped with paving and slate frontage. Parking for one car. Overflow parking close by.



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