

8 Fairfield Road

MS11386



QUEENSFERRY

£130,000

8 Fairfield Road, Queensferry, Deeside, CH5 1SS
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DESCRIPTION: A lovely cottage style terraced house with garden which briefly comprises:- entrance hall, lounge through dining room with French doors, spacious kitchen, ground floor bathroom, two double bedrooms and first floor shower room. Gas heating and double glazing. Colourful rear garden ideal for alfresco dining entertaining.

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, after passing the leisure centre and before the traffic lights turn left into Fairfield Road 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: radiator and UPVC front door.

LOUNGE AREA 11' 11" x 9' (3.63m x 2.74m) Radiator and double glazed window. Electric log style burner in inglenook. Laminate flooring.



DINING AREA 13' x 10' (3.96m x 3.05m) Radiator and double glazed French doors to the rear. Laminate flooring.



KITCHEN: Two double glazed windows. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching wall and base units with work surface over. Electric oven and hob. Complementary tiling.



REAR HALL: Cupboard housing the gas boiler, laminate flooring. UPVC split stable style rear exit.

BATHROOM: Double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary tiling.



BEDROOM 1: 12' 8" x 12' (3.86m x 3.66m) Two double glazed windows and fitted bedroom furniture.



BEDROOM 2: 7' 11" x 6' 10" (2.41m x 2.08m) Radiator and double glazed window.



SHOWER ROOM: Heated towel rail, double glazed window, w.c., wash hand basin and shower cubical.



OUTSIDE: Outside water tap, meandering path with lawn garden and established shrubs and plants.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 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