

4 Pine wood Avenue

MS11438



**CONNAH'S
QUAY**

**Offers Over
£175,000**

4 Pinewood Avenue, Connah's Quay, Deeside. CH5 4SQ
Offers Over £175,000 MS11438



DESCRIPTION: Wow! A perfect first time buyer or family home which has an amazing open plan kitchen/living and dining space which is ideal for entertaining. Having a recreational field to the rear and is near for primary and secondary schooling. This mid terraced property comprises: entrance porch, spacious kitchen and living space, which has recently been fitted with a comprehensive range of modern units. Bright and airy living room and sitting room, THREE DOUBLE bedrooms and a larger than average bathroom with FOUR PIECE SUITE in white. Gas heating and double glazing. Parking to the front and gardens to the rear being ideal for alfresco dining/entertaining. **VIEWING IS HIGHLY RECOMMENDED.**

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 9.00am – 2.00pm Saturday

DIRECTIONS: Turn left out of the Shotton office and proceed to Connah's Quay. After passing the shopping parade and on reaching Browns Furniture turn left into Chapel Street and continue into Pinewood Avenue and the property will be seen on the right hand side.

LOCATION: Situated in a convenient residential location and backing onto the playing fields. Not directly overlooked to the front or rear.

HEATING: Gas heating with radiators.

ENTRANCE PORCH: Double glazed front door and side panel. Tiled floor. Door to:



OPEN PLAN KITCHEN/LIVING AND DINING: 20'(max) x 17'(max) (6.1m x 5.18m)
Modern vertical 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. Breakfast bar, electric oven and hob. Concealed wall mounted gas boiler. Tiled floor. Complementary tiling to the walls.





LIVING ROOM: 10' x 10' (3.05m x 3.05m) Vertical radiator and double glazed window. Fire surround and mantle, with inset electric fire. Opening to..



SITTING ROOM: 10' x 9' (3.05m x 2.74m) Radiator and double glazed window. Rear exit to the garden.



BEDROOM 1: 10' 10" x 10' 10" (3.3m x 3.3m) Radiator and double glazed window.



BEDROOM 2: 13' x 9' (3.96m x 2.74m) Radiator and double glazed window.



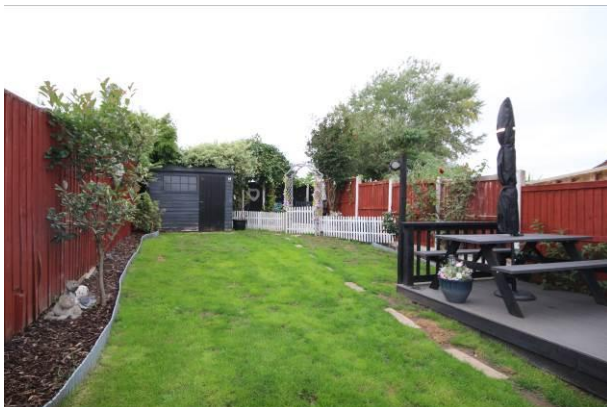
BEDROOM 3: 10' 7" x 10' (3.23m x 3.05m) Radiator and double glazed window.



BATHROOM: Radiator, double glazed window, w.c., wash hand basin, panelled bath and separate shower cubicle. Complimentary tiling. Large storage cupboard.



OUTSIDE: Parking to the front and concealed bin storage area. Lawn gardens to the rear with composite decked area and further seating area providing great space for alfresco dining.



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.