

36 Pippins Close

MS11362



SHOTTON

Offers around

£300,000

NO CHAIN

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DESCRIPTION: A large four bedroom detached bungalow which has been extended. A versatile property lending itself to accommodating those with dependant relatives and briefly comprises:- welcoming entrance hall, lounge, kitchen/breakfast room, dining room, study/hobby room, four bedrooms two of which have ensuites and a family bathroom. Gas heating and double glazing. Driveway and double garage. Established gardens to the front, sides and rear ideal for alfresco dining. Viewing 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 10.00am - 2.00pm Saturday

DIRECTIONS: Turn right out of the Molyneux Shotton office and immediately right into King George Street. Proceed until turning left into Pippins Close, continue right into Pippins Close and take the last entrance on the left where the property will be seen in the cul de sac on the right.

LOCATION: Situated in an established residential area being convenient for local shopping facilities and public transport.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Two radiators, double glazed front door and side panel. Large built in storage housing the gas boiler. Laminate floor.

LOUNGE: 18' x 11' (5.49m x 3.35m) Two radiators and two double glazed windows. Living flame gas fire with fire surround and mantle.



KITCHEN/BREAKFAST ROOM: 17' 11" x 8' (5.46m x 2.44m) Radiator and double glazed window. Plumbing for an automatic washing machine, one and a half stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and gas hob. Built in fridge and freezer. Complementary tiling to the splash back areas. Laminate floor.



DINING ROOM: 12' x 10' (3.66m x 3.05m) Radiator and double glazed window. Laminate floor and French doors to a large patio.

BEDROOM 1: 11' x 8' 10" (3.35m x 2.69m) Radiator and double glazed window. Built in wardrobes with mirror sliding doors.

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

BEDROOM 4: 9' x 7' (2.74m x 2.13m) Radiator and double glazed window.

STUDY HOBBY ROOM 14' x 8' 11" (4.27m x 2.72m) Radiator and double glazed window.

BEDROOM 2: 12' x 10' (3.66m x 3.05m) Radiator and double glazed window.



BEDROOM 3: 13' x 12' (3.96m x 3.66m) Radiator and double glazed window. Large built in storage.



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



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



OUTSIDE: Drive to the front and leading to the double garage 17 X 16'10" with twin up and over doors, light and power connected. Gated access to path with colourful flower bed. Garden shed and greenhouse. Large lawn garden to the side and rear with large patio area. Tiered garden with established shrubs.



GROUND FLOOR
1390 sq.ft. (129.1 sq.m.) approx.



TOTAL FLOOR AREA : 1390 sq.ft. (129.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 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 or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.