

Dee Road, Connah's Quay, Deeside, Flintshire, CH5 4NY
£145,000 MS11394



DESCRIPTION: Ideal first time buyer/investment property. property boasts a lot of space. A Victorian terraced property which briefly comprises:- entrance hall, lounge, dining room, fitted kitchen, breakfast room, 3 bedrooms and modern shower room. Gas heating and double glazing. Very large boarded loft space allowing possible extension, Rear Access, Enclosed rear garden, Paved patio. FREE HOLD COUNCIL TAX BAND C

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 left out of the Shotton Office and proceed to Connah's Quay. After passing the shopping parade on the left turn left into Fron Road, first right into Breeze Hill and immediately left into Dee Road where the property will be seen on the right hand side.



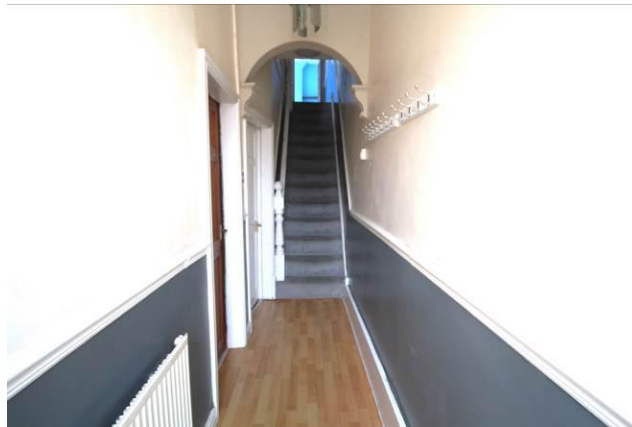
Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271

LOCATION: Situated in a popular residential location being convenient for the Shopping Precinct, primary and secondary schools.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Radiator and laminate flooring.



LOUNGE: 12' x 11' (3.66m x 3.35m) Radiator and double glazed window. Coal effect gas fire with fire surround.



DINING ROOM: 13' x 12' (3.96m x 3.66m) Radiator and double glazed window. Laminate flooring.



KITCHEN: 13' x 9' (3.96m x 2.74m) Radiator and double glazed window. Single stainless steel sink unit with storage below and matching wall and base units with work surface over. Under stairs storage cupboard. Tiled floor and double glazed rear exit..



BREAKFAST ROOM 8' x 7' (2.44m x 2.13m) Radiator and double glazed window. Wall mounted gas boiler.



STAIRS AND LANDING: Built in storage cupboard and loft access.

BEDROOM 1: 15' x 11' 11" (4.57m x 3.63m) Radiator and double glazed window.



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



BEDROOM 3: 8' 11" x 6' (2.72m x 1.83m) Radiator and double glazed window.



SHOWER ROOM: Double glazed window, w.c., wash hand basin in vanity unit and walk in shower towel rail. Complimentary modern tiling.



OUTSIDE: Steps lead to a hard landscaped frontage with established shrubs. To the rear there is a brick built store and paved area. Outside water tap and gates to the rear providing access.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 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