

28 Wellington Street

MS11424



**SHOTTON**

Offers Over

**£140,000**

**NO CHAIN**

28 Wellington Street, Shotton, Deeside. CH5 1AH  
Offers Over £140,000 **NO CHAIN** MS11424



**DESCRIPTION:** If you are looking for a bright and airy home to move straight into this could be the one for you. A leafy outlook to the rear with established gardens. The property briefly comprises: entrance hall, lounge, dining room, comprehensively fitted kitchen with appliances, lean to/utility space, two double bedrooms and a large bathroom with four piece suite. Gas heating and mostly double glazed. Yard and gardens. Viewing recommended

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**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

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**DIRECTIONS:** Turn right out of the Shotton office and proceed under the railway bridge and turn right into Wellington Street where the property will be seen on the right hand side.

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

**HEATING:** Gas heating with radiators. Boiler installed 2022.

**ENTRANCE HALL:** UPVC front door and radiator.

**LOUNGE:** 11' x 10' 11" (3.35m x 3.33m) Radiator and double glazed window. Fire surround and mantle with hearth.



**DINING ROOM:** 12' x 12' (3.66m x 3.66m) Radiator and single glazed window. Laminate floor and fire surround with mantle and hearth.



**KITCHEN:** 8' x 7' 10" (2.44m x 2.39m) Double glazed window. Single stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Complementary tiling to the splash back areas. Electric oven and gas hob. Wall mounted gas boiler. Under stairs storage. Tiled floor. Door to :-



LEAN TO/UTILITY Plumbing for an automatic washing machine, Counter surface. Single glazed exit to the rear.



BEDROOM 1: 15' x 11' (4.57m x 3.35m) Radiator and double glazed window.



BEDROOM 2: 11' x 9' (3.35m x 2.74m) Radiator and double glazed window. Built in storage and laminate floor.



BATHROOM: 8' 10" 8" (2.69m x 0.2m) Radiator and double glazed window. A light and spacious bathroom with w.c., wash hand basin and ball and claw bath and separate shower cubicle. Complimentary modern tiling.





OUTSIDE: Single access gate to low maintenance frontage. To the rear is a yard with outside tap and there after an established garden with lawn, plants and shrubs. Garden shed. Great space for alfresco dining. Right of way to the rear.



**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.