

Richmond Road, Connah's Quay, Deeside. CH5 4JF
Offers around £215,000 MS11275



DESCRIPTION: Situated in a popular and convenient location is this well presented and extended 3 bedroom semi detached property with family living accommodation to briefly comprise entrance hall, downstairs wc, lounge, modern fitted kitchen/breakfast room with integrated appliances and to the first floor there are 3 bedrooms and a shower room. The accommodation is complimented by gas heating and UPVC double glazing and externally there are low maintenance gardens to the front and rear. With potential to create additional parking to the front of the property. **VIEWING HIGHLY RECOMMENDED. FREEHOLD. 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: From the Shotton Office turn left and continue into Connahs Quay turning left at the traffic into Wepre Drive, continue up Wepre Drive turning right into Richmond Road and the property will be noted in a short distance on the left 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 local amenities, primary and secondary schools and there are good road links to Chester City Centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Panelled radiator. Wood effect floor covering. Under stairs storage. Stairs rising to first floor. Composite front entrance door.

CLOAKROOM: Panelled radiator. Tiled floor. Fitted 2 piece suite comprising wc and wash hand basin.



LOUNGE: 11' 8" x 11' 7" (3.56m x 3.53m) Panelled radiator. Wood effect floor covering. Tv point. Fitted log effect gas fire set in a feature surround. Box bay to front elevation. Double doors leading to kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM: 15' 9" x 11' 7" (4.8m x 3.53m) Vertical radiator. The kitchen is fitted with a comprehensive range of modern high gloss wall and base units with worktop surfaces and inset bowl and drainer with centre island with storage draws below and integrated appliances to include hob, extractor hood, oven and microwave. Space for washing machine and American fridge freezer. Inset ceiling lighting. Wood effect floor covering. Door leading to rear of property.



STAIRS AND LANDING: Doors leading off to bedrooms and shower room.



BEDROOM 1: 11' 8" x 11' 8" (3.56m x 3.56m) Panelled radiator. Window to front elevation.



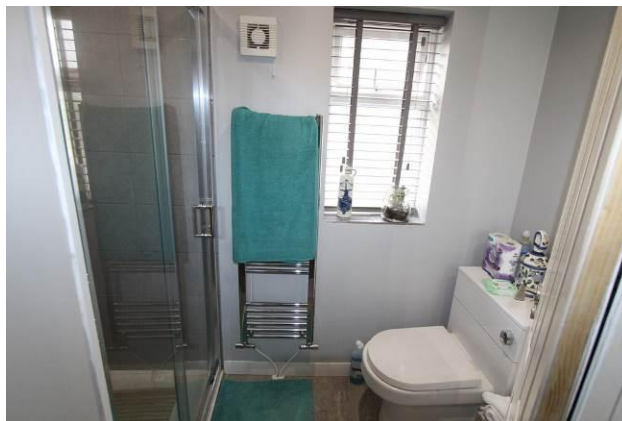
BEDROOM 2: 11' 8" x 7' 9" (3.56m x 2.36m) Panelled radiator. Loft access. Fitted wardrobe facilities with sliding doors. Window to rear elevation.



BEDROOM 3: 6' 2" x 5' 3" (1.88m x 1.6m) Panelled radiator. Built in storage cupboard. Window to front elevation.



SHOWER ROOM: Chrome style towel rail. Fitted 3 piece white suite comprising wc, wash hand basin set in vanity unit and shower enclosure with fitted shower. Inset ceiling lighting. Wood effect floor covering. Part tiled walls.



OUTSIDE: To the front of the property there is a path leading to the front entrance and low maintenance gardens. To the rear there are generous size paved low maintenance gardens, 3 garden stores and a dog kennel. Outside hot and cold water. Outside lighting.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 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