

King George Street, Shotton, Deeside. CH5 1DY
£160,000 MS10491



DESCRIPTION: This ticks all the box's for anyone looking for a bungalow close to shops and services, bright airy and spacious accommodation and low maintenance gardens. The property is detached and is deceptively spacious comprising:- entrance porch, entrance hall, lounge/diner, modern fitted kitchen, three double bedrooms and larger than average bathroom with four piece suite including a shower cubicle. Gas heating and double glazing. Low maintenance gardens and off road parking. Viewing recommended. FREEHOLD. Flintshire County Council Tax band: E

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER
Viewing by arrangement through the 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 our Shotton office and immediately right into King George Street 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 an established residential area being convenient for local shopping facilities and public transport.

HEATING: Gas heating with radiators.

ENTRANCE PORCH: Radiator and double glazed window. Tiled floor.

ENTRANCE HALL: Radiator and double glazed window. Tiled floor.

LOUNGE/DINER: 17' 2" x 16' (5.23m x 4.88m) Radiator and two double glazed windows.



BATHROOM: 12' 5" x 5' 3" (3.78m x 1.6m) Radiator, double glazed window, w.c., wash hand basin and panelled bath. separate shower cubicle. Complimentary modern tiling.



KITCHEN: 16' x 8' 8" (4.88m x 2.64m) Radiator and double glazed window. Plumbing for an automatic washing machine, single sink unit with storage below and matching modern wall and base units with soft close door and granite work surface over. Cupboard concealing the gas boiler.



REAR HALL: Radiator, double glazed French doors to the side and loft access.

BEDROOM 1: 14' 7" (max)x 13' 8" (4.44m x 4.17m) Radiator and double glazed window. Fitted wardrobes and draw units.



BEDROOM 2: 12' 5" x 9' 7" (3.78m x 2.92m) Radiator and double glazed window.

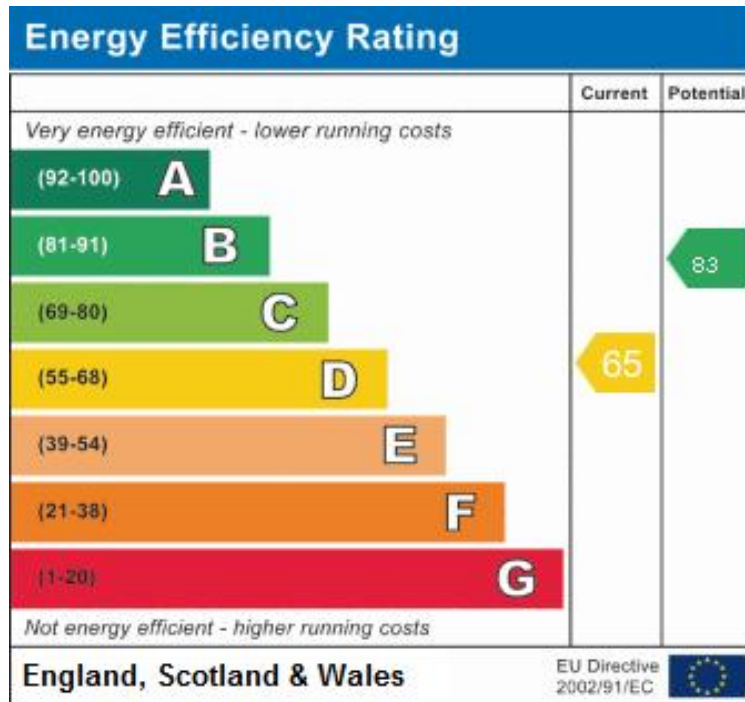


BEDROOM 3: 12' 3" x 9' 6" (3.73m x 2.9m) Radiator and double glazed window.



OUTSIDE: Hard landscaped frontage providing parking and paved paths to the side and rear with two storage sheds. Low maintenance .





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.