

Wepre Lane, Connah's Quay, DEESIDE, CH5 4JR
Offers in excess £255,000 MS10500



DESCRIPTION: An attractive detached bungalow in a prime location on a good sized plot with parking for several cars. This property has been maintained to a good standard and offers scope and potential for further enhancement. The accommodation briefly comprises:- entrance hall, extended lounge, Fitted kitchen through dining room, two bedrooms and bathroom. Gas heating and double glazing. Parking for cars, boats or caravans. Garage. Established front and rear gardens. The rear garden faces south making it a sunny position for alfresco dining and entertaining.

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 the traffic lights and turn left into Wepre Drive, continue passing the park on the left and turn left into Wepre Lane where the property will be seen 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: One of the most sought after locations being close to Wepre Park and having a field and the park beyond. Being convenient for local shopping and schools.

HEATING:

Gas heating with radiators.

ENTRANCE HALL: A bright and welcoming entrance with UPVC front door laminate floor and radiator.

BEDROOM 1: 12' x 11' 9" (3.66m x 3.58m) Radiator and double glazed bay window.



BEDROOM 2: 11' 9" x 11' 9" (3.58m x 3.58m) Radiator and double glazed window. This room has been used as a sitting room with Fire surround with coal effect living flame gas fire.



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



LOUNGE: Double glazed window and double glazed French doors to the gardens.



DINING ROOM: 10' 6" x 9' 9" (3.2m x 2.97m) Radiator and double glazed window. Archway to:-

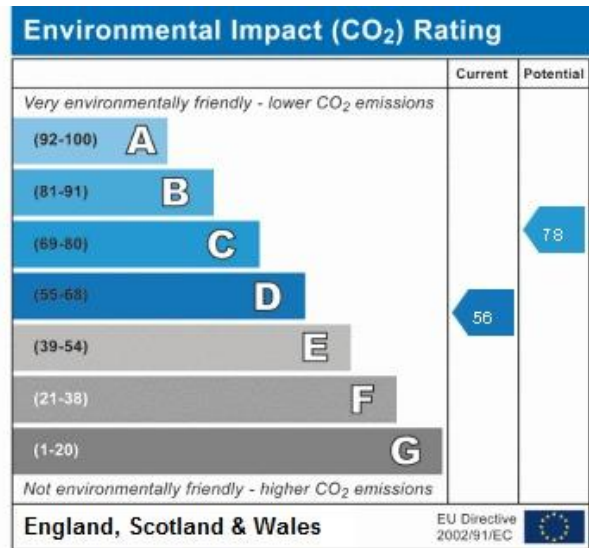
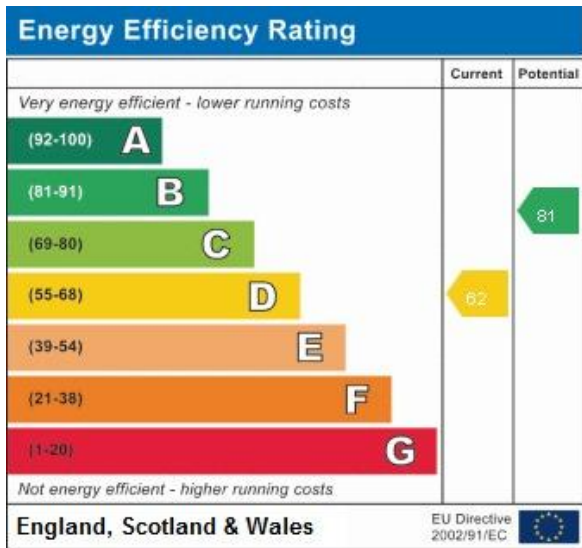


KITCHEN: 9' 10" x 8' 3" (3m x 2.51m) Two double glazed windows. One and a half stainless steel sink unit with storage below and matching wall and base units with work surface over. Wall mounted gas boiler. Complementary tiling to the splash back area's and floor. Door to the garden.

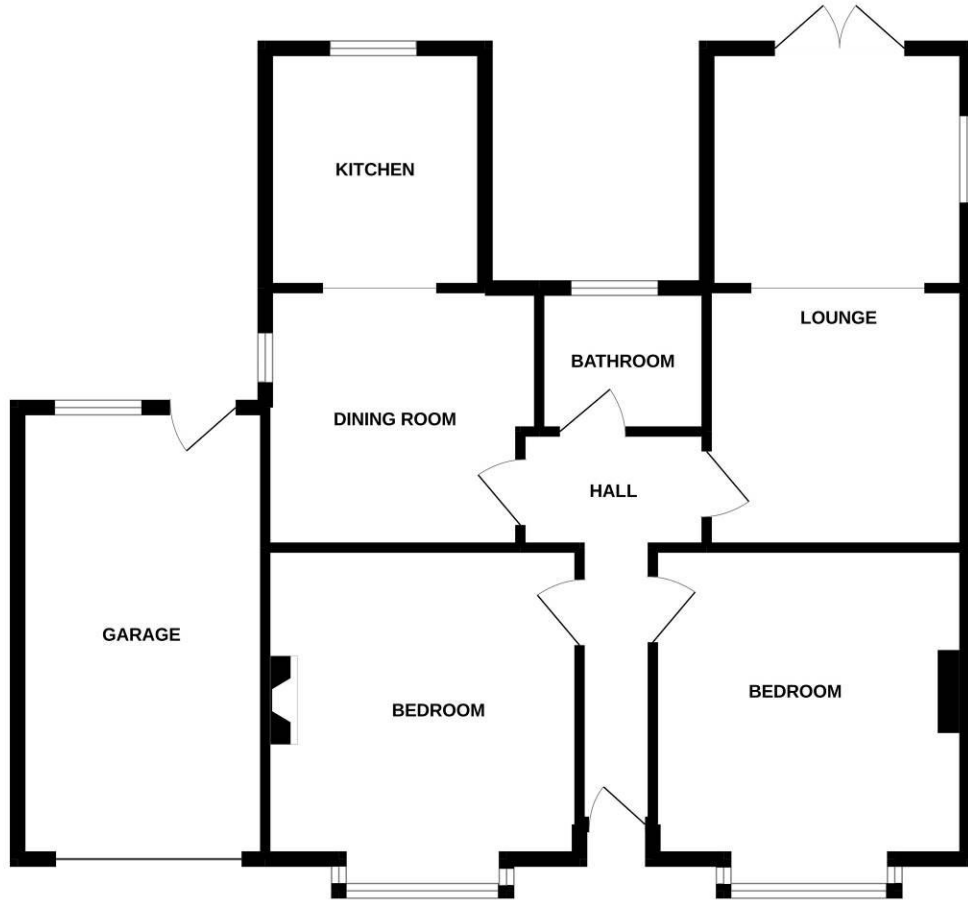


OUTSIDE: Double gates open to a paved driveway leading to the garage with up and over door and rear personnel door. Further parking to the front and leading to the side being ideal for boat/caravan. front landscaped gardens which are established. To the rear there is a paved patio, lawn gardens and established plants and shrubs. Garden shed. The gardens are not overlooked from the rear.





GROUND FLOOR
914 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA : 914 sq.ft. (84.9 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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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