

Beaconsfield Road, Shotton, DEESIDE. CH5 1EZ  
£159,950 **NO CHAIN** MS10678



**DESCRIPTION:** A period family town house in an established area of Shotton, ideal for local services. The property is larger than average with four bedrooms and two bathrooms. The accommodation briefly comprises: - entrance hall, lounge, dining room, and modern fitted kitchen. On the first floor are three double bedrooms and a bathroom and on the second floor is a bedroom with ensuite shower room. Gas heating and double glazing. Low maintenance gardens to the front and rear. FREEHOLD COUNCIL TAX BAND C

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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 our Shotton office and immediately right into King George Street, after passing the school turn right into Mostyn Street and at the junction turn left into Plymouth Street and first right into Beaconsfield Road where the property will be seen on the left-hand side.



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**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 HALL:** Radiator.

**LOUNGE:** 13' 7"(max) x 11' 2" (4.14m x 3.4m) Radiator and double-glazed bay window. Coal effect gas fire with fire surround and mantle.



**DINING ROOM:** 13' 7" x 11' 9" (4.14m x 3.58m) Radiator and double glazed window.



**KITCHEN/BREAKFAST ROOM:** 16' 4" x 9' 5" (4.98m x 2.87m) Radiator and three double glazed windows. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Double electric oven and gas hob. Wall mounted gas boiler. Understairs storage cupboard. Tiled floor. Door to garden.



**STAIRS AND LANDING:** Radiator and double glazed window.

**BEDROOM 1:** 11' x 9' 5" (3.35m x 2.87m) Radiator and double glazed window.



**BEDROOM 2:** 13' 7" x 9' 6" (4.14m x 2.9m) Radiator and double glazed window.



**BEDROOM 3:** 10' x 9' 5" (3.05m x 2.87m) Radiator and double glazed window.



**BATHROOM:** Radiator, double glazed window, w.c., wash hand basin and panelled bath with shower over.



## SECOND FLOOR

**BEDROOM 4:** 10' 5"(max) x 10' 6" (max)(3.18m x 3.2m) Radiator and double-glazed window.



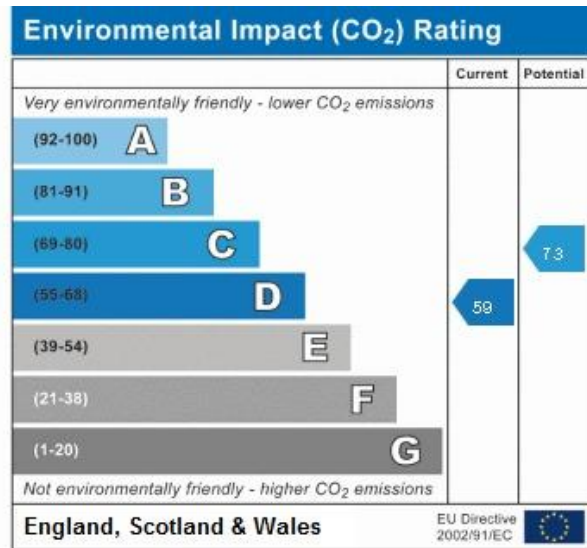
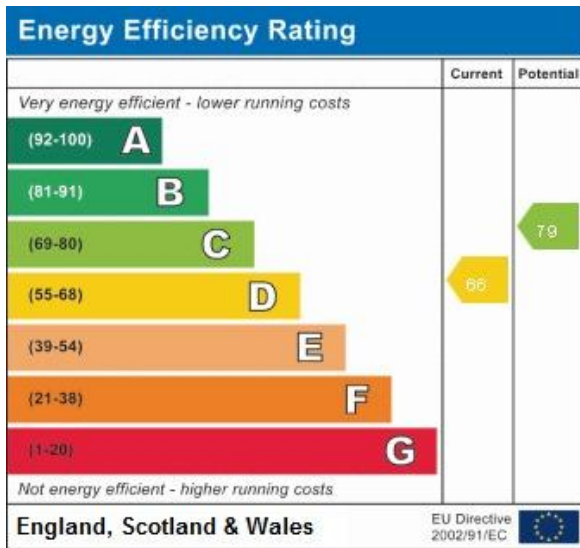
**ENSUITE:** Heated towel rail, double glazed window, w.c., wash hand basin and shower cubicle. Complimentary modern tiling.



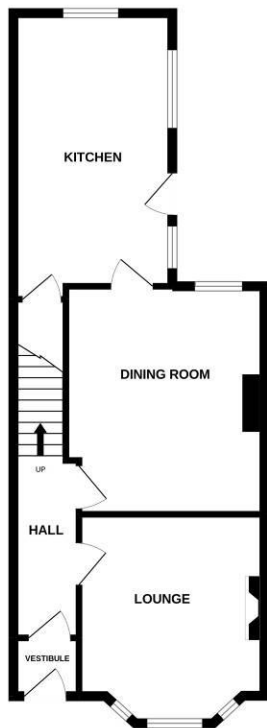
**OUTSIDE:** Single gate with paved frontage with floral border. To the rear is a hard landscaped areas ideal for alfresco dining with raised brickwork flower beds. Garden shed.



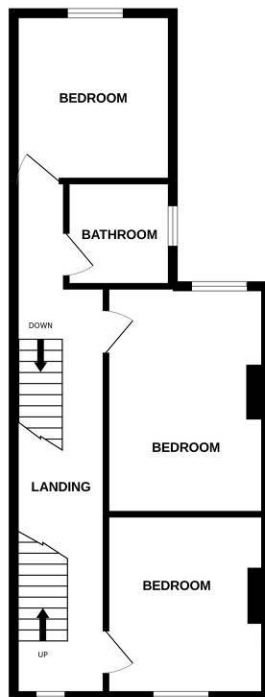




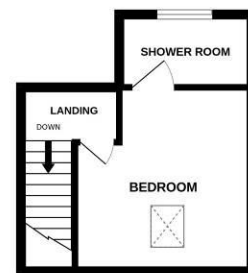
GROUND FLOOR  
528 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



2ND FLOOR  
186 sq.ft. (17.3 sq.m.) approx.



TOTAL FLOOR AREA: 1234 sq.ft. (114.6 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 of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey