

New Park Road, Aston Park, Deeside. CH5 1XD  
£240,000 **NO CHAIN** MS10748



**DESCRIPTION:** A spacious two bedroom detached bungalow which has been improved and updated by the present owner and is located in a popular residential location. The beautifully presented accommodation briefly comprises:- entrance porch, Bright and airy entrance hall, lounge with living flame gas fire, modern comprehensively fitted kitchen with cooking range, conservatory overlooking the rear gardens, two bedrooms and modern shower room. Gas heating and double glazing. Driveway and garage. Established gardens. Flintshire County Council Tax Band D.

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**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

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**DIRECTIONS:** Turn right out of the Shotton office and proceed under the railway bridge to the traffic lights. Turn right into Shotton Lane and continue passing the shops and playing field until the lane narrows and follow the one-way sign left and continue until turning right into Courtland Drive. Take the first left into Summerdale and first right into New Park Road where the property will be seen on the right 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 conveniently for the A55 expressway allowing access to Chester, Liverpool and the North Wales Coast.

**HEATING:** Gas heating with radiators. The boiler in the loft.

#### **ENTRANCE PORCH**

**ENTRANCE HALL:** Radiator, laminate floor and fitted storage /cloaks space with sliding doors. Loft access.



**LOUNGE:** 15' 3" x 11' 9" (4.65m x 3.58m) Radiator and double glazed window. Living flame gas fire with wooden surround and mantle.



**KITCHEN/DINER: 18' 3" x 10' 7" (5.56m x 3.23m)** Radiator and double glazed window. Plumbing for an automatic dish washer, single stainless steel sink unit with storage below and a comprehensive range of matching modern wall and base units with work surface over and complementary tiling to the splash back areas. Belling electric cooling range with extractor above. Laminate floor.



**CONSERVATORY: 18' 3" x 7' (5.56m x 2.13m)** Radiator, double glazed windows and French doors to the garden.



**BEDROOM 1:** 11' 7" x 10' 8" (3.53m x 3.25m) Radiator and double glazed window. Fitted wardrobes with sliding doors.



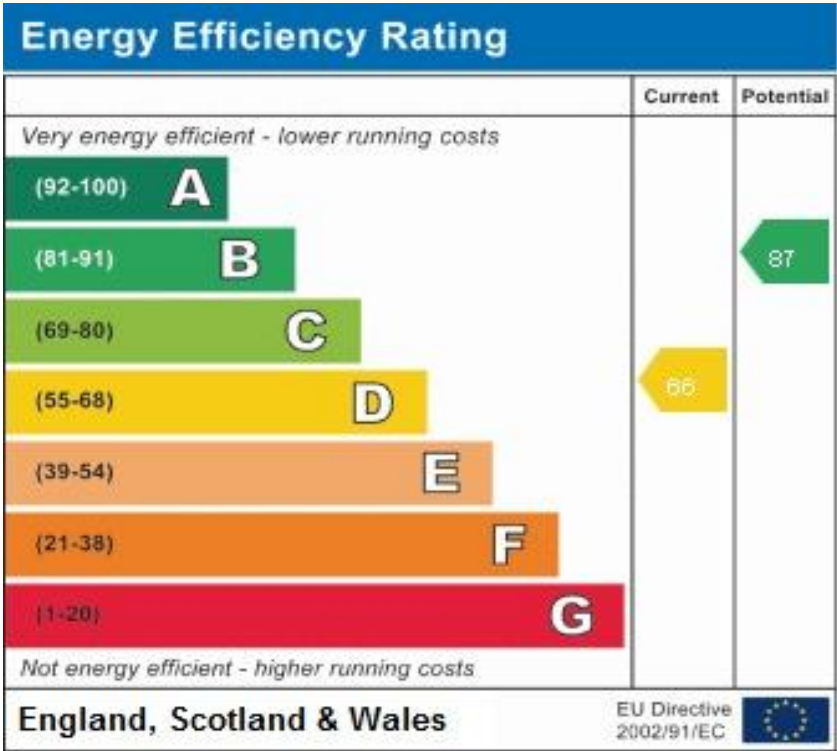
**BEDROOM 2:** 11' 9" x 10' 2" (3.58m x 3.1m) Radiator and double glazed window. Fitted wardrobes with sliding doors.



**SHOWER ROOM:** Heated towel rail, double glazed window, w.c., wash hand basin in vanity unit with matching vanity storage and shower cubicle. Complementary modern Marbrex style wall panels.



OUTSIDE: Paved drive leading to the garage with lawn front garden and side gate leading to the rear established lawn gardens with shrubs and patio areas.



**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.