

Wepre Drive, Connahs' Quay, DEESIDE, FLINTSHIRE, CH5 4HA
£250,000 MS10799



DESCRIPTION: An impressive period 4 bedroom semi detached house with accommodation arranged over three floors. This very grand house is ready for a new owner who needs a lot of space or perhaps an investor who would create rooms to let or potential for commercial, all subject to necessary consents and approvals. Many original features exist and a scheme of refurbishment is required. The accommodation comprises:-entrance porch, spacious entrance hall, lounge, dining room, sitting room, kitchen, ground floor w.c., scullery and very modern conservatory. On the first floor are three double bedrooms, bathroom and stairs which lead to the second floor where there is a bedroom and store room (potential for two bedrooms.) There is no central heating but there are some lovely original fireplaces. Double glazing to most windows. Driveway for parking and established gardens..

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 Connah's' Quay, at the traffic lights turn left into Wepre Drive 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
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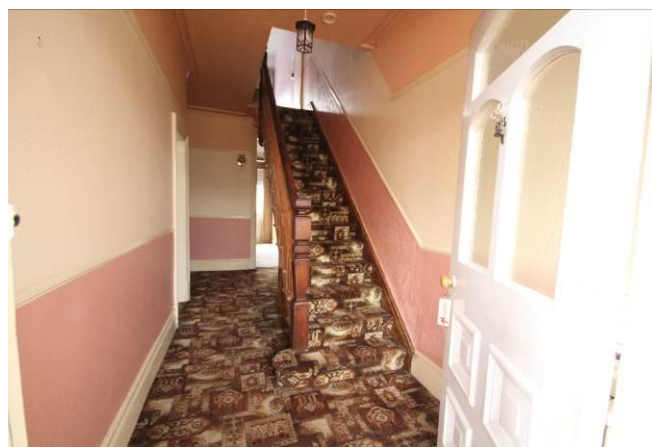


LOCATION: Situated in a popular residential location being convenient for local shopping, primary and secondary schools.

HEATING: No heating

ENTRANCE PORCH Single glazed windows and tiled floor,

ENTRANCE HALL: Glazed front door with stained glass panels to the side.



LOUNGE: 14' 9" x 13' plus recess to bay 6' 8" X 4' 7"(4.5m x 3.96m) Tiled fire place and double glazed windows.



DINING ROOM: 14' 4" x 12' 4" Double glazed bay window and wood block floor. Tiled fireplace.



SITTING ROOM 13' x 10' 4" (3.96m x 3.15m) Living flame gas fire with tiled fireplace surround.



KITCHEN: 8' x 8' (2.44m x 2.44m) Two double glazed windows. Single stainless steel sink unit with storage below and wall and base storage units.



WC: Double glazed window, w.c., and wash hand basin.



SCULLERY 8' x 6' 4" (2.44m x 1.93m) Belfast style sink and opening to former coal house.



CONSERVATORY: 11' 8" x 7' 9" (3.56m x 2.36m) Double glazed windows, French doors and single door to the gardens. Electric panel heater and vinyl floor covering.



BEDROOM 1: 14' 7" x 13' (plus bay window 6' 7" X 4' 9")4.44m x 3.96m) Double glazed windows and original fireplace.



BEDROOM 2: 14' 4" x 12' 4" (4.37m x 3.76m) Double glazed window and original fireplace.



BEDROOM 3: 15' 7" X 12' 1"(3.15m Double glazed windows and airing cupboard.



BATHROOM: 7' 6" x 6' 2" (2.29m x 1.88m) Double glazed windows, w.c., wash hand basin and panelled bath.



SECOND FLOOR

BEDROOM 4: 11' 7" x 11' 1" (includes stair well) (3.53m x 3.38m) Also a recess area 7' X 4' 10"



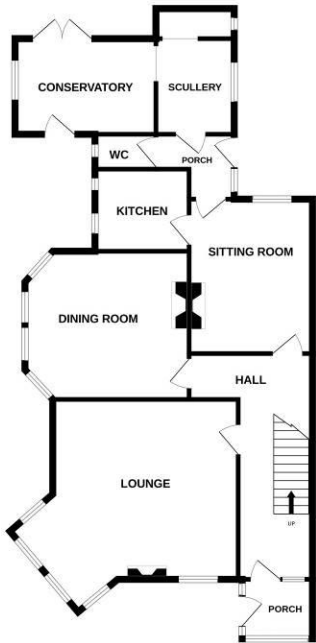
STOREROOM/BEDROOM 5 13' x 7' 6" (3.96m x 2.29m) Double glazed window



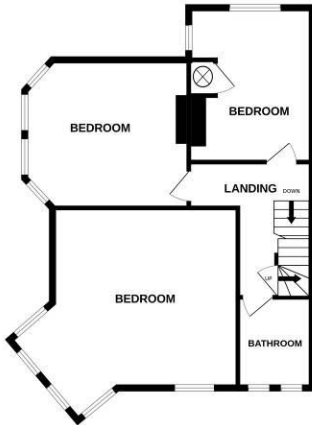
OUTSIDE: Brick wall with pillar opening to the drive and established frontage with a continued drive to the side providing parking. Garden shed and summer house. Rear lawn gardens with established shrubs and plants.



GROUND FLOOR
979 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR
687 sq.ft. (63.6 sq.m.) approx.

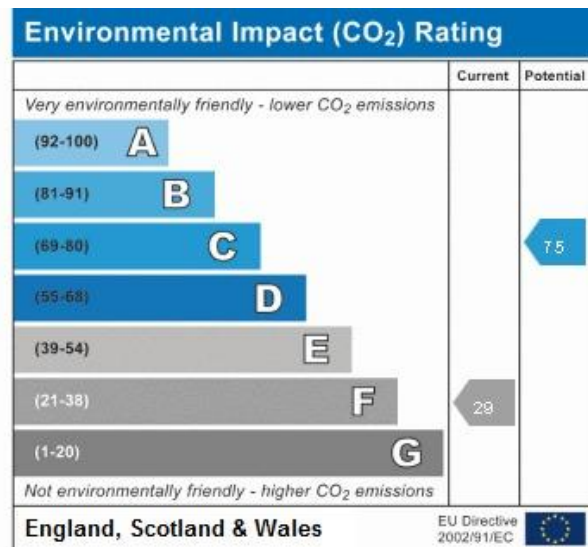
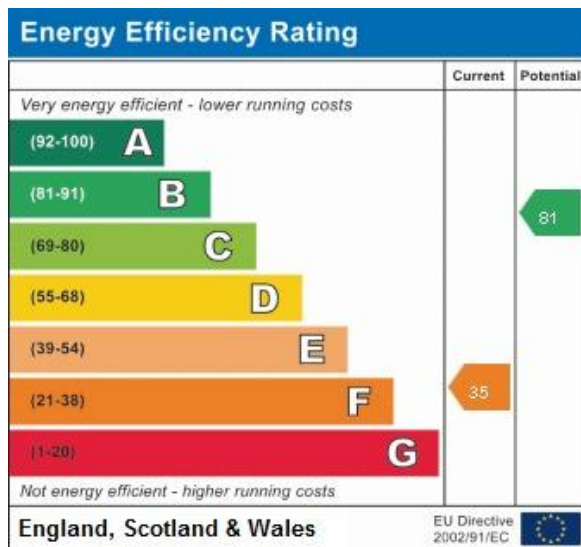


2ND FLOOR
287 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA: 1933 sq.ft. (179.6 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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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.

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