

The Meadows, Shotton, Flintshire, CH5 1QE
£225,000 MS10791



DESCRIPTION: An individual self built detached house offering more space than average and in need of modernisation in an established and popular residential area. The property briefly comprises:- entrance hall with wide staircase to the first floor, Lounge, dining room, fitted kitchen with Rayburn cooking range, Cloaks/w.c., three bedrooms and bathroom. Driveway providing parking for several cars and garage. Front and rear gardens and narrow border to the cul de sac head also belongs to the property. FREEHOLD COUNCIL TAX BAND E

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 10am – 2.00pm Saturday

DIRECTIONS: Turn right out of the Shotton office and proceed under the railway bridge to the traffic lights. Turn right into Shotton Lane and after passing the shops and playing field turn left into Central Drive and turn first right into The Meadows 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: Situated in an established residential area being convenient for local shopping facilities and public transport.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Spacious entrance with wide staircase. Radiator and timber front door.



W.C Double glazed window and low flush w.c.



LOUNGE: 21' 5" x 13' (6.53m x 3.96m) Two radiators and double glazed window. Living flame gas fire with random stone fire surround which is the length of the wall, beamed ceiling and wood block floor.



DINING ROOM: 9' 9" x 7' 3" (2.97m x 2.21m) Radiator and double glazed window. Wood block floor, tongue and groove ceiling and door to the garden.



KITCHEN: 13' 11" x 9' 9" (4.24m x 2.97m) Radiator and double glazed window. Plumbing for an automatic washing machine, one and a half stainless steel sink unit with storage below and wall and base units with work surface over. Wall mounted gas boiler. Rayburn cooking range. Wall mounted gas boiler. Tiled floor. Stable style door to the garden.



STAIRS AND LANDING: Radiator and double glazed window.



BEDROOM 1: 17' 1" x 11' 8" (5.21m x 3.56m) Radiator and double glazed window. Built in storage and wardrobe space. Airing cupboard.



BEDROOM 2: 12' 3" x 12' 2" (3.73m x 3.71m) Radiator and double glazed window.



BEDROOM 3: 7' x 6' 4" plus door recess (2.13m x 1.93m) Radiator and double glazed window.

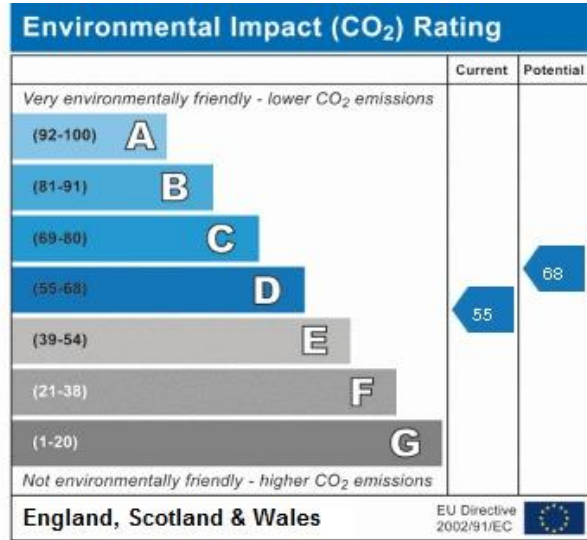
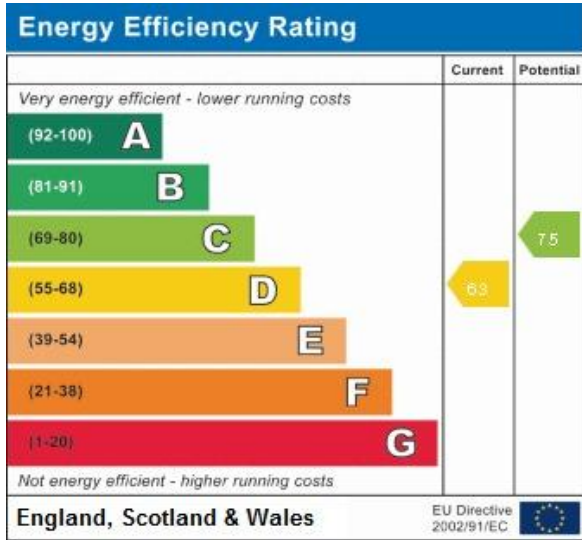


BATHROOM: 8' x 6' 3" (2.44m x 1.91m) Radiator, double glazed windows, w.c., wash hand basin and panelled bath with shower over.

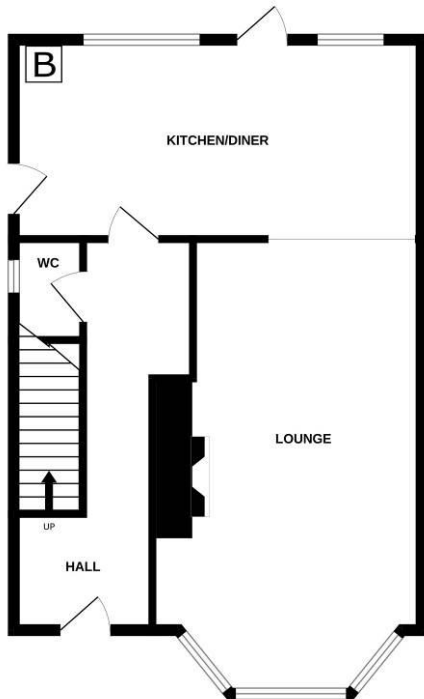


OUTSIDE: Double gates open to the drive providing parking for 3/4 cars. Brick built garage. Established gardens to the front and rear. Paved patio area to the rear and lawn garden

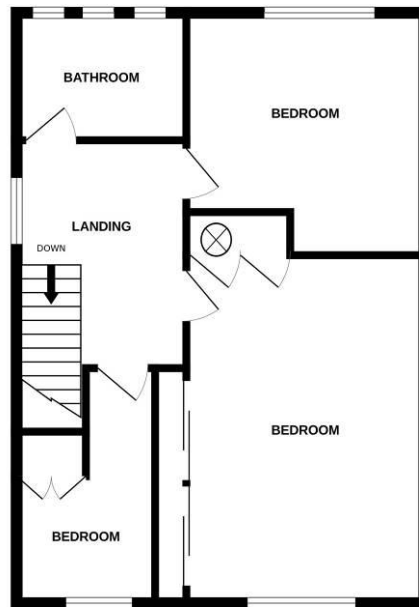




GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq.ft. (111.7 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