

Courtland Drive , Aston Park, Aston, Deeside, CH5 1UJ
£215,000 MS10810



DESCRIPTION: An attractive detached bungalow which requires updating and is in a popular location. This property is ideal for those who wish to add their own flair and imagination. The property comprises: entrance hall, lounge with dual aspect windows, fitted kitchen, three bedrooms and bathroom. Gas heating and double glazing. Paved drive and garage. Low maintenance hard landscaped gardens to the front and rear. Viewing recommended.

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 right out of the Shotton office and proceed under the railway bridge to the traffic lights. Turn right into Shotton Lane and continue until the lane narrows and bear left into the one way system. Turn right into Courtland Drive 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 conveniently for the A55 expressway allowing access to Chester, Liverpool and the North Wales Coast.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Double glazed front door and side panel. Walk in store room housing the wall mounted gas boiler with double glazed window.



LOUNGE: 15' 9" x 11' 9" (4.8m x 3.58m) Radiator and two double glazed windows.



KITCHEN: 11' 6" x 8' 9" (3.51m x 2.67m) Radiator and double glazed window. Single stainless steel sink unit with storage below and matching wall and base units with work surface over. Tiled walls and floor. Double glazed side exit.



INNER HALL Radiator and loft access.

BEDROOM 1: 12' x 10' 9" (3.66m x 3.28m) Radiator and double glazed window.



BEDROOM 2: 10' 8" x 8' 8" (3.25m x 2.64m) Radiator and double glazed window.



BEDROOM 3: 8' 7" x 7' 8" (2.62m x 2.34m) Radiator and double glazed window.

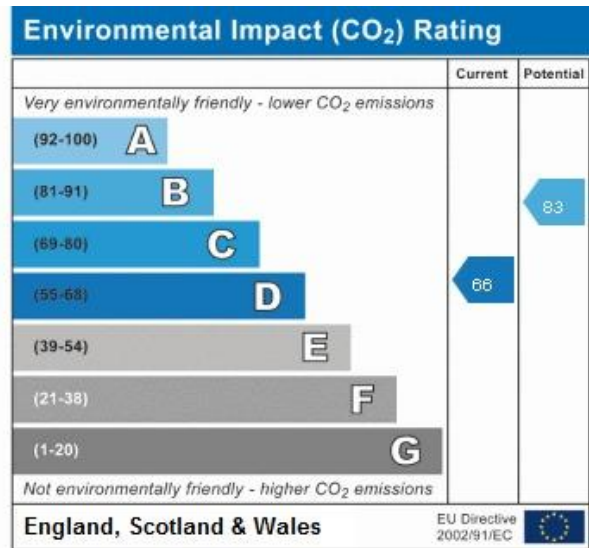
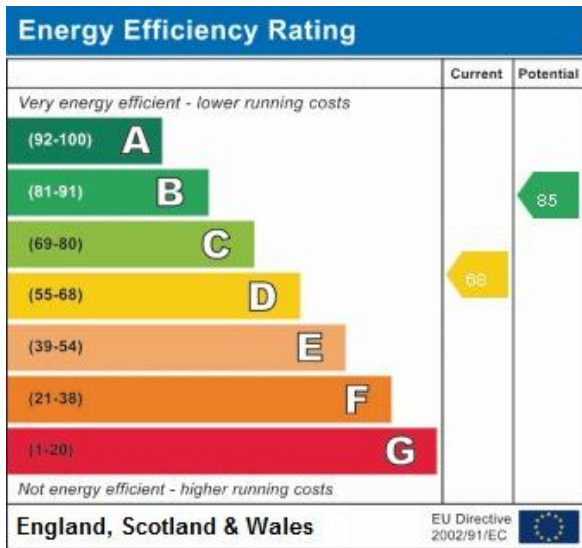


BATHROOM: Radiator and double glazed window. W.C, wash hand basin and panelled bath with shower over.

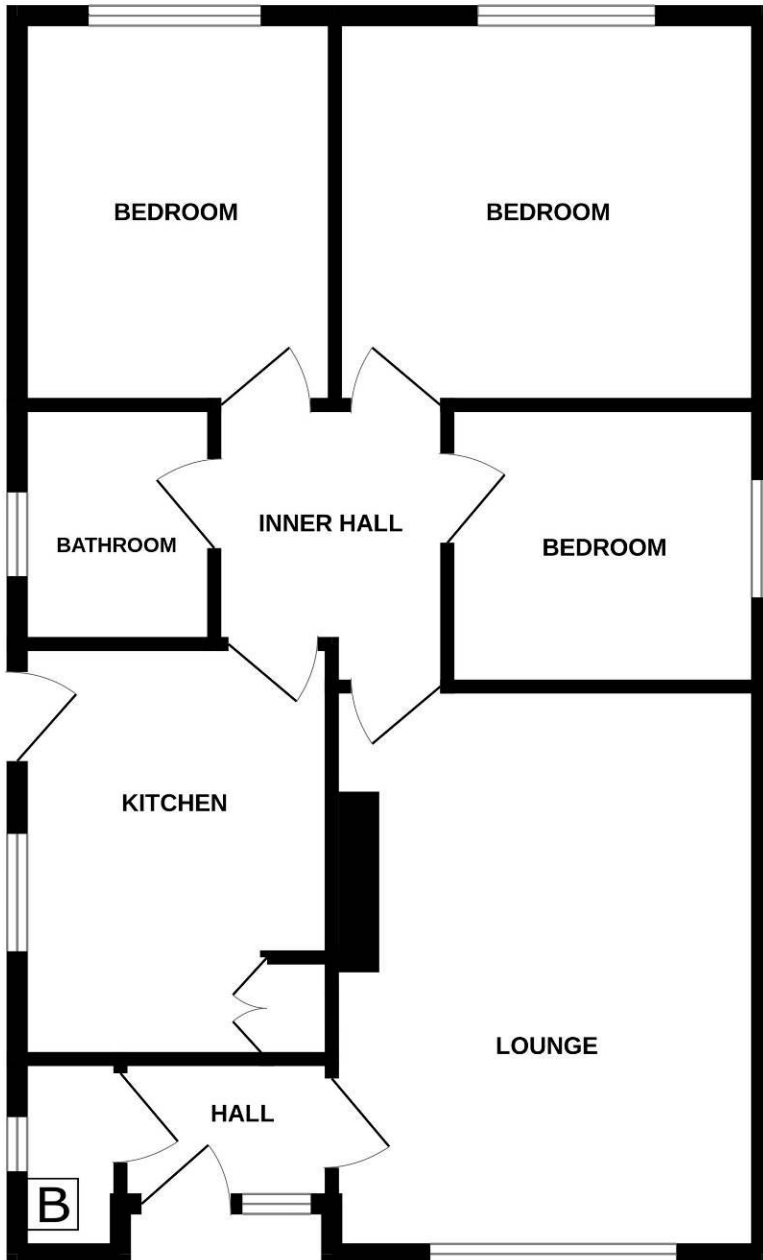


OUTSIDE: Double gates open to the paved drive leading to the garage. Low maintenance hard landscaping to the front and rear with shaped patio area's ideal for alfresco dining. Outside tap.





GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 707 sq.ft. (65.7 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.
Made with Metropix ©2023

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