

Clarence Street, Shotton, DEESIDE. CH5 1AW MS10820  
Being Sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £80,000



DESCRIPTION: Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £80,000. This property will be legally prepared enabling any interested buy to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security, and certainty for all parties. An ideal project for someone with ambition is this two bedroom red brick terraced house with parking for two cars. Lounge through diner, large kitchen, two generous bedrooms and spacious bathroom. **This lot is being sold as seen.**

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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 the Shotton office and proceed under the railway bridge and continue to the traffic lights and turn right into Shotton Lane immediately after Shotton Lane stores turn right into Clarence Street 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.

**ENTRANCE HALL:**

**LOUNGE/DINER:** 24' 4" x 11' 8" (7.42m x 3.56m) Radiator and double glazed windows.



**KITCHEN:** 18' x 6' 5" (5.49m x 1.96m) Radiator and double glazed windows.



**BEDROOM 1:** 11' 9" x 10' 8" (3.58m x 3.25m) Radiator and double glazed window.



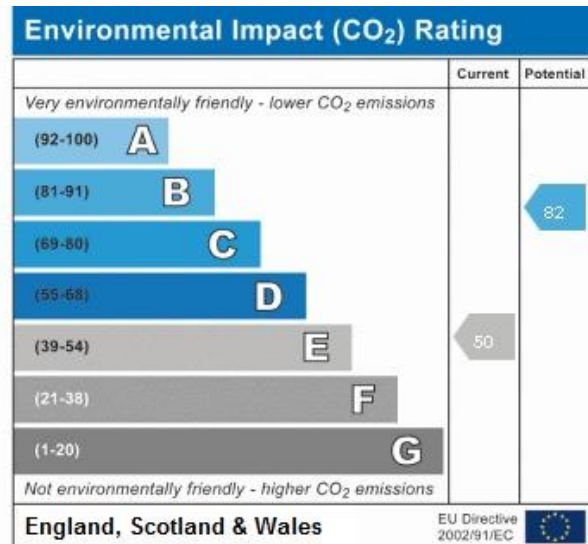
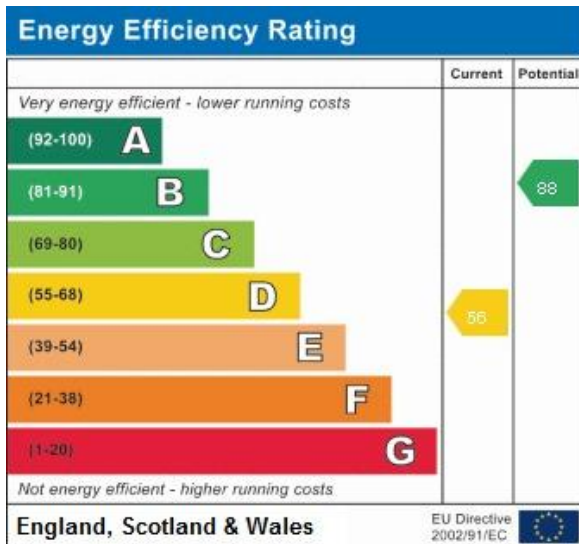
**BEDROOM 2:** 13' 5" x 9' 11" (4.09m x 3.02m) Radiator and double glazed window.



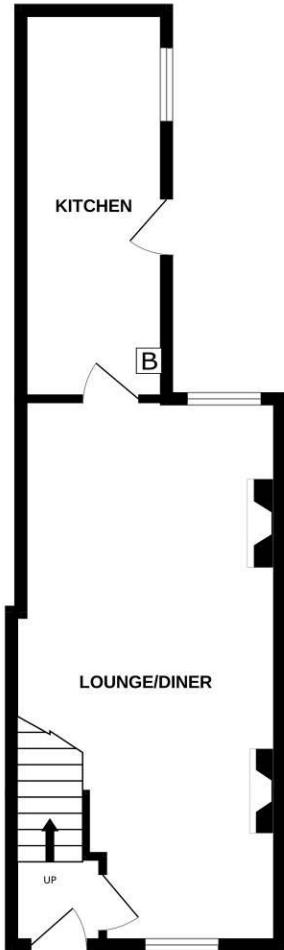
**BATHROOM:** 8' 7" x 7' (2.62m x 2.13m) Heated towel rail, double glazed window, w.c., wash hand basin and panelled bath. Shower cubicle.



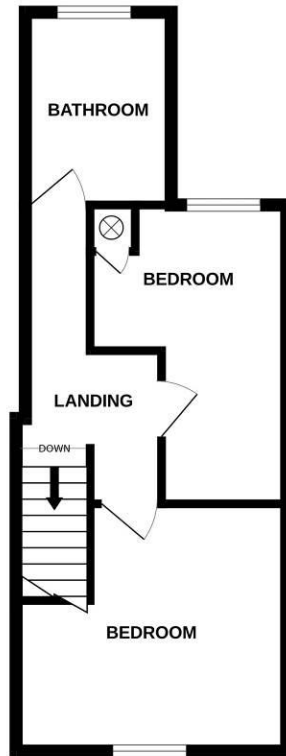
OUTSIDE: Garden to the rear with parking for two cars also at the rear.



GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.8 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.

### **Auctioneers Additional Comments**

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

### **Auctioneers Additional Comments**

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.