

Fron Road, Connah's Quay, Deeside. CH5 4PQ  
**NEW PRICE** £110,000 MS10904



**DESCRIPTION:** A larger than average two bedroom terraced house which is in need of updating and modernising which briefly comprises:- entrance hall, lounge, dining room, kitchen, utility room, cloaks/w.c and lean to utility space. To the first floor are two double bedrooms and a larger than average bathroom. Gas heating and mostly double glazed. Gardens to the front and rear. Garage to the rear.

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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 left out of the Shotton office and proceed to Connah's Quay. Just after the shopping parade on the left turn left into Fron 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 in a popular residential location being convenient for local shopping, primary and secondary schools.

**HEATING:** Gas heating with radiators.

**ENTRANCE HALL:** Radiator.

**LOUNGE:** 12' 1" x 11' 1" (3.68m x 3.38m) Radiator and double glazed window. Open fireplace.



**DINING ROOM:** 15' 1" (max to recess's) x 12' (4.6m x 3.66m) Radiator and double glazed door to lean to 7' 9" x 6' 1" with water tap and access to the rear.



**KITCHEN:** 9' 3" x 8' 1" (2.82m x 2.46m) Double glazed window. One and a half stainless steel sink unit with storage below and wall and base units with work surface over. Tiled floor.



**UTILITY ROOM:** 7' 7" x 6' 8" (2.31m x 2.03m) Radiator, plumbing for an automatic washing machine. Single stainless steel sink unit. Wall mounted gas boiler, tiled floor.



**STAIRS AND LANDING:** Radiator.

**BEDROOM 1:** 14' x 12' 2" (4.27m x 3.71m) Radiator and two double glazed window.



**BEDROOM 2:** 11' 9" x 9' 6" (3.58m x 2.9m) Radiator and double glazed window. Original fireplace.



**BATHROOM:** 9' 4" (max to recess) x 8' (2.84m x 2.44m) Radiator, double glazed window, w.c., wash hand basin and panelled bath with shower over. Built in storage.



**OUTSIDE:** Enclosed front garden and garden to the rear with sectional garage in need of repair.



**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.