

Priors Close, Aston Park, Queensferry, DEESIDE. CH5 1BN
£295,000 MS10906



DESCRIPTION: If you are looking for location and a stunning family home this could be the one for you. A beautifully presented ready to move into 3/4 bedroom detached house which has been improved to a high standard by the present owners and briefly comprises:- entrance porch, welcoming entrance hall, Sitting room/bedroom 4 with high vaulted ceiling, bright and airy living room, comprehensively fitted utility room and shower room. Kitchen through dining room with modern units and built in appliances and solid oak work tops ideal for entertaining. To the first floor are three bedrooms and a modern bathroom. Gas combi heating and double glazing, Outside will not disappoint and provides excellent space for a family with a wrap around Thai style Sala offering ideal space to host parties, dinner/drinks. Not overlooked to the rear. A drive provides off street parking. 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 and turn right into Shotton Lane. Continue passing the shops and playing field and continue to the lane narrowing then follow the one way sign left. Take the next right into Courtland Drive and first right into Dale Road. Take the second left into Ash View and first right into Priors Close where the property will be seen on the left hand side.

LOCATION: Situated in a cul de sac position and conveniently for the A55 expressway allowing access to Chester, Liverpool and the North Wales coast.



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

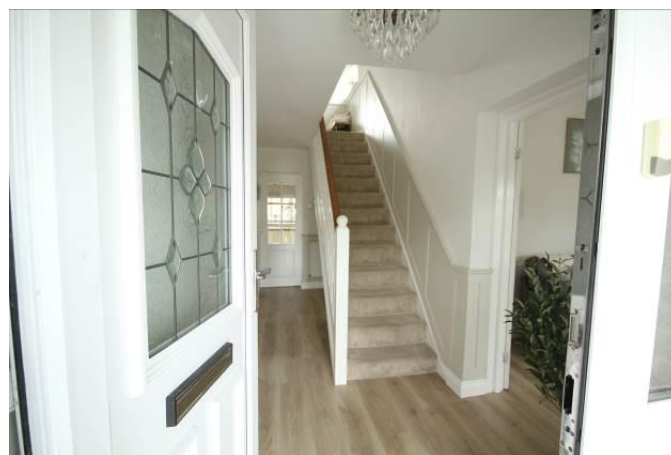


HEATING: Gas heating with radiators.

ENTRANCE PORCH Double glazed front doors and tiled floor.



ENTRANCE HALL: Double glazed front door, two radiators, half panelled walls which continue up the staircase to the first floor. Fitted electric cupboard and shoe cupboard.



SITTING ROOM/BEDROOM 4: 11' 2" x 11' (3.4m x 3.35m) Radiator and double glazed window. Vaulted ceiling with beam. Fitted wardrobe. Laminate floor.



LOUNGE: 14' 5" x 11' 4" (4.39m x 3.45m) Radiator and double glazed window. Wall mounted gas fire. A lovely room to relax in.



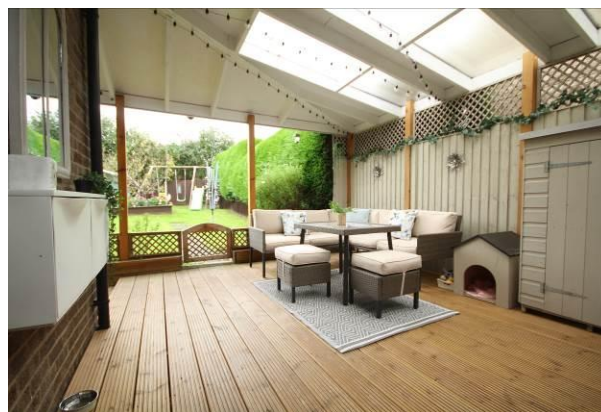
UTILITY ROOM: 7' 9" x 7' 5" (2.36m x 2.26m) Double glazed window, plumbing for an automatic washing machine. Single sink unit with a comprehensive range of matching modern wall and base with Corian work surface over and space for an American style fridge/freezer.



SHOWER ROOM: Heated towel rail, double glazed window, wash hand basin in a vanity unit, w.c., and shower cubical.



KITCHEN/DINING: 17' 6" x 10' 7" (523.49m x 3.23m) Radiator and double glazed window. One and a half porcelain sink and drainer with storage below and matching modern wall and base units with solid oak work surface over. Integrated appliances include fridge, dishwasher and Cookmaster range with electric ovens and gas hob. Modern tiling to the splash back areas, laminate flooring and French doors to the rear. Side exit door to garden to the Thai style Sala.



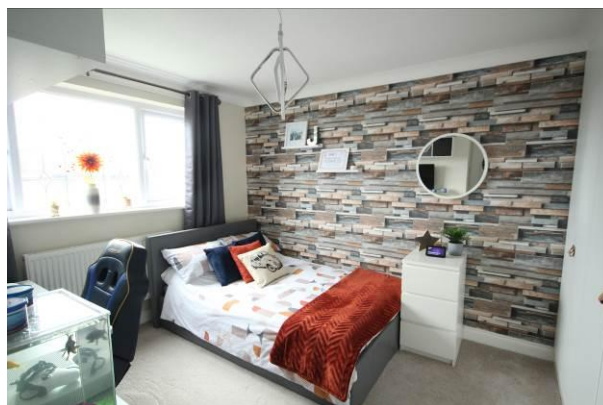
STAIRS AND LANDING: Double glazed window, loft ladder access to the boarded loft providing storage and large built in storage cupboard housing the gas boiler. Half wall paneling.



BEDROOM 1: 12' 4" (max to wardrobe recess) x 11' 3" (max to door recess) (3.76m x 3.43m)
Radiator and double glazed window. Beautifully presented with fitted wardrobes to one wall with high gloss doors proving hanging space, storage and draw space.



BEDROOM 2: 12' 4" (max to wardrobe recess) x 11' 3" (max to door recess) (3.76m x 3.43m)
Radiator and double glazed window. Fitted wardrobes/storage to one wall.



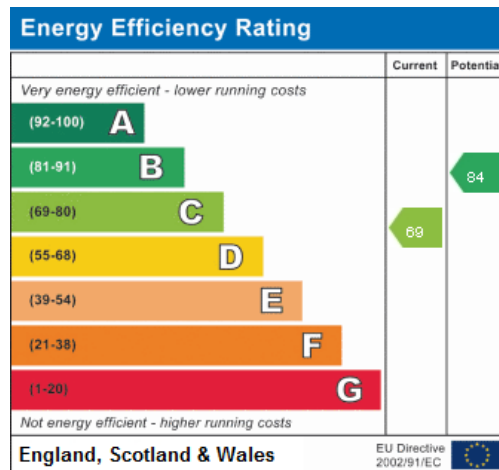
BEDROOM 3: 8' 1" x 7' 2" (2.46m x 2.18m) Radiator and double glazed window.



BATHROOM: Heated towel rail, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary modern tiling.



OUTSIDE: Any family would have many hours of enjoyment in this garden. To the front is a low maintenance garden with artificial grass and slated area's. A drive provides parking and a gated access leads to the rear. To the rear is a decked canopied Thai style Sala which is spacious and wraps around to the rear providing fantastic outdoor entertaining space. A gate from this leads to the lawn gardens with established shrubs and plants and a summer house. Not overlooked from the rear.



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.