

The Brambles, Shotton, Deeside, CH5 1PF
£170,000 **NO CHAIN** MS10927



DESCRIPTION: One of the most sought after locations in Shotton because of its convenience to local shops and services. This bungalow has been looked after by the present owner and whilst some upgrading may enhance the property the accommodation is well presented and comprises:- entrance hall, kitchen/breakfast room, lounge, conservatory, two bedrooms and shower room. Gas heating and double glazing. Driveway and garage. Gardens to the front and rear.

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 immediately into King George Street and proceed until turning left into The Pippins and first left into The Brambles 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. A public footpath runs alongside of the property.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Composite front door. Radiator.

KITCHEN/BREAKFAST ROOM: 12' 2" x 7' 7" (3.71 m x 2.31 m) Radiator and two double glazed windows. Single stainless steel sink unit with storage below and matching wall and base units with work surface over. Gas hob and void for oven. Tall built in cloaks cupboard. Wall mounted gas boiler.



LOUNGE: 15' 3" x 12' 4" (4.65 m x 3.76 m) Radiator and double glazed window. Gas fire on marble effect hearth. Patio doors to:-



CONSERVATORY: 9' 7" x 6' 8" (2.92m x 2.03m) Double glazed windows and sliding doors to the garden.



INNER HALL: Built in storage and loft access.

BEDROOM 1: 12' x 9' 5" (3.66m x 2.87m) Radiator and double glazed window. Fitted bedroom furniture which includes, wardrobes, storage, dressing table and bed side cabinets.



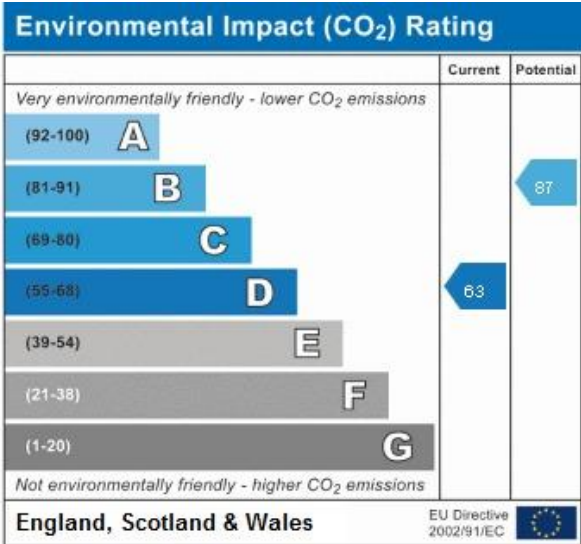
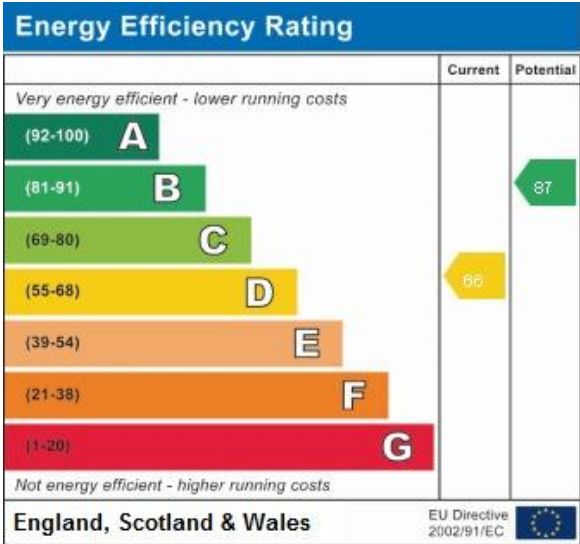
BEDROOM 2: 10' 6" x 7' 5" (3.2m x 2.26m) Radiator and double glazed window.



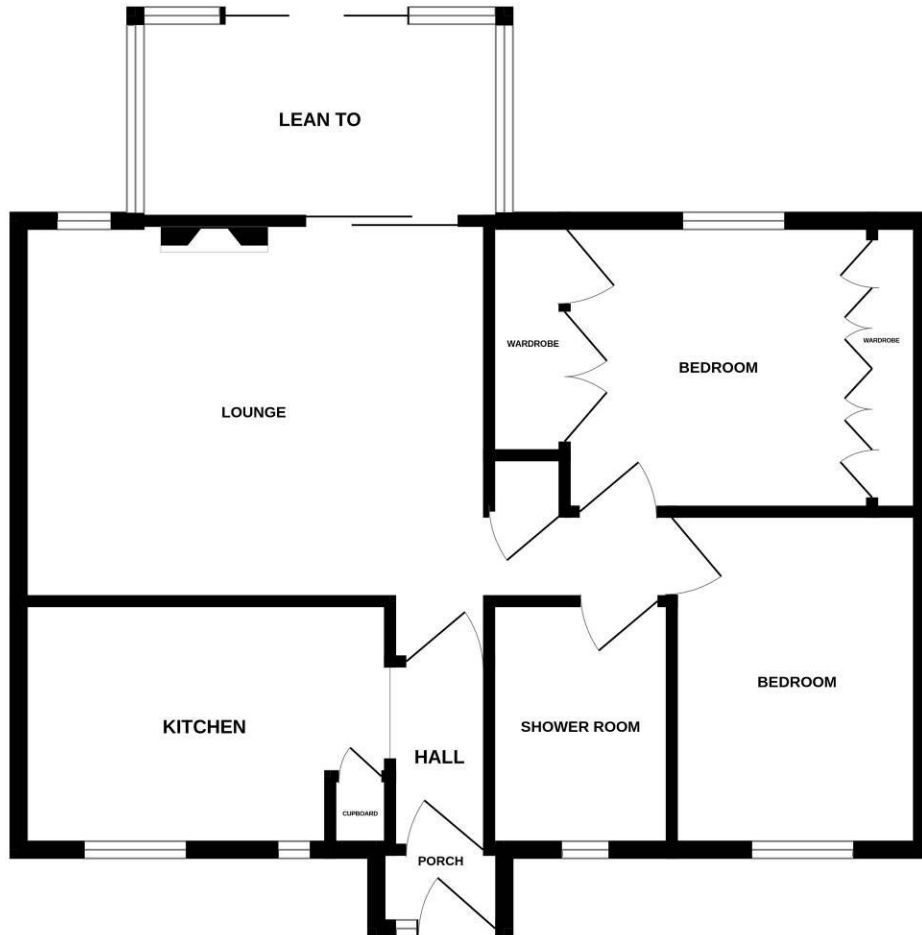
SHOWER ROOM: Radiator, double glazed window, w.c., wash hand basin and shower cubicle. Complimentary tiling.



OUTSIDE: A drive leads to the garage at the side. Mature hedging screens the front lawn garden and to the rear are further neatly maintained lawn gardens. A paved patio ideal for alfresco dining. Greenhouse. Established shrubs.



GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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.