

Ashfield Road, Shotton, Deeside, CH5 1AQ  
Offers in the Region of £100,000 **NO CHAIN** MS10909



**DESCRIPTION:** A two bedroom terraced house which requires updating and modernising. Located conveniently for public transport, shops and service this property briefly comprises:- lounge, dining room, kitchen, modern ground floor shower room and two double bedrooms to the first floor. Double glazing and independent gas fires. Enclosed courtyard 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 right out of the Shotton Office and proceed under the railway bridge and continue until turning left into Ash Grove before the carpark and continue until Ashfield Road will be seen as the last left hand turning and 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 an established residential area being convenient for local shopping facilities and public transport. The railway line is to the rear of the property.

**HEATING:** No Central heating is installed. Independent gas fires and boiler which heats the water.

**LOUNGE:** 11' 4" x 11' 1" (3.45m x 3.38m) Double glazed front door and window. Pebble style gas fire with modern surround.



**DINING ROOM:** 12' x 8' 8" (3.66m x 2.64m) Double glazed window, wall mounted gas fire and under stairs storage area.



**KITCHEN:** 6' 9" x 6' 3" (2.06m x 1.91m) Double glazed window, single stainless steel sink unit with storage below and wall and base storage units with work surface over.



**REAR HALL** Built in storage and double glazed rear exit.

**SHOWER ROOM:** Double glazed window, w.c., wash hand basin and shower cubicle with shaped panels. Complimentary modern tiling.



**BEDROOM 1:** 13' 2" x 11' 1" (4.01m x 3.38m) Two double glazed windows and built in storage.



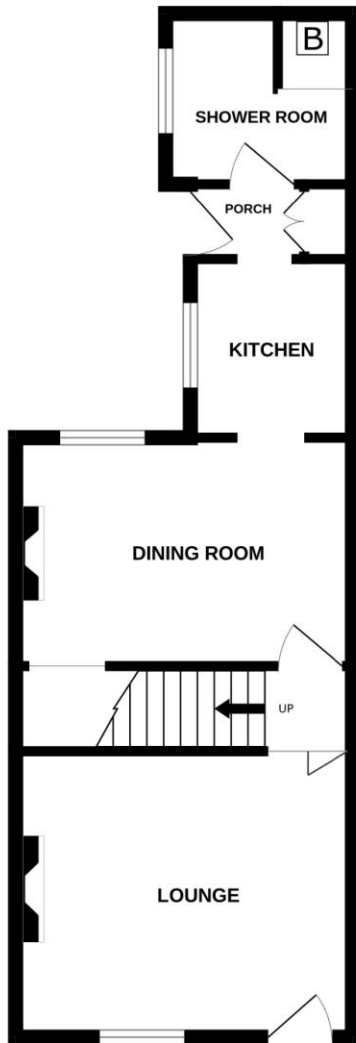
**BEDROOM 2:** 13' 3" x 8' 7" (4.04m x 2.62m) Double glazed window and loft access.



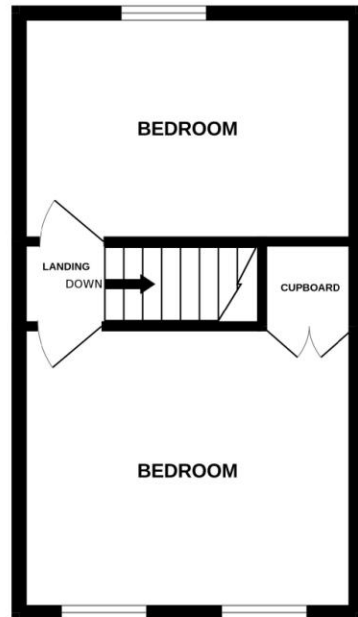
**OUTSIDE:** Rear enclosed courtyard with gate to rear access.



GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.

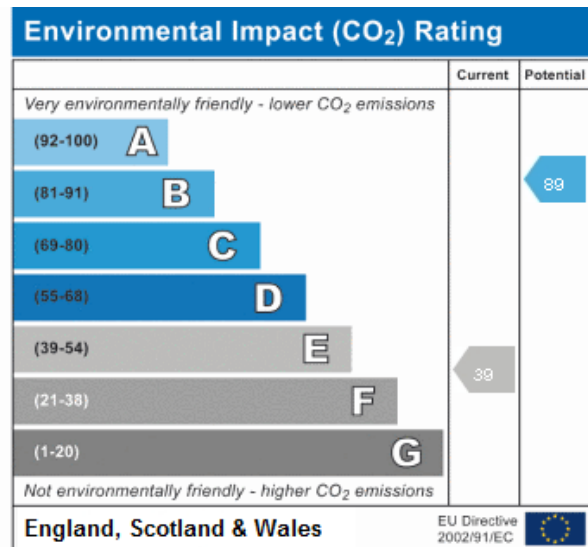
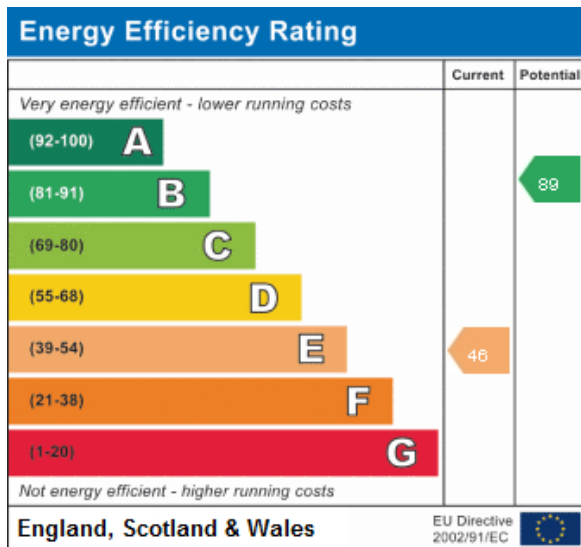


1ST FLOOR  
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 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 or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.