

26 Rowden Street, Shotton, Deeside, CH5 1HQ  
£169,950 MS10968



**DESCRIPTION:** If you are looking for a spacious home in a convenient town centre location this could be the one for you. Briefly providing:- entrance hall, shower room, lounge through dining room, kitchen and utility room. Three bedrooms. Gas heating and double glazing. Potential to further enhance. Established gardens and garage.

---

**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 right into King George Street. After the school turn right into Mostyn Street and at the junction turn left into Plymouth Street and first right into Kingsway. Take the second right into Rowden Street (one way) and 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.

**HEATING:** Gas heating with radiators.

**ENTRANCE HALL:** Double glazed front door and radiator.



**SHOWER ROOM:** Heated towel rail, double glazed window, w.c., wash hand basin and shower cubicle. Complimentary tiling.



**LOUNGE:** 17' x 9' 6" (5.18m x 2.9m) Radiator and double glazed window. Living flame gas fire with decorative tiling and hearth with wooden surround and mantle.



**DINING ROOM:** 12' 6" x 7' 6" (3.81 m x 2.29m) Radiator and double glazed patio doors to the rear patio and gardens.



**UTILITY ROOM:** 7' 6" x 7' 2" (2.29m x 2.18m) Double glazed window. Plumbing for an automatic washing machine. Storage units and work surface area. Double glazed rear exit.



**KITCHEN:** 10' 4" x 9' 6" (3.15m x 2.9m) Radiator and double glazed window. Plumbing for an automatic dish washing machine, single stainless steel sink unit with storage below and matching wall and base units with work surface over.



**BEDROOM 1:** 17' 4" x 9' 9" (5.28m x 2.97m) Radiator and double glazed window. A comprehensive range of fitted bedroom furniture includes, short and long hanging in wardrobes, shelving in wardrobes, draw units, dressing table, bedside cabinets and display shelving above.



**BEDROOM 2:** 10' 5" x 7' 7" (3.18m x 2.31m) Radiator and double glazed window. Cupboard housing the gas boiler.



BEDROOM 3: 12' 2" x 6' 6" (3.71m x 1.98m)



OUTSIDE: Delightful gardens which have clearly been lovingly tended over the years. Front single access gate. to lawn garden and path leading to the side. Raised patio area being ideal for alfresco dining and lawn gardens with shaped specimen trees/shrubs. Paved area to the rear with garage and garden shed.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**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