

Ash Lane, Mancot, Deeside, CH5 2BR
£219,950 **NO CHAIN** MS10905



DESCRIPTION: If you are looking for a family home in this popular village this could be the one for you. The accommodation briefly comprises:- welcoming entrance hall, cloaks/w.c., spacious lounge through dining room, sun room, new modern fitted kitchen, three bedrooms, spacious new modern bathroom and new carpets throughout. Gas heating. Paved off road parking to the front, shared drive to the side and beautifully landscaped gardens to the rear.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through the 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 to the traffic light intersection in Queensferry. Continue to the roundabout and take the second exit for Pentre and Sandycroft. Proceed until reaching the traffic lights and turning right into Leeches Lane passing the school on the right and bear right into Hawarden Way continue into Ash Lane where the property will be seen on the left hand side just after the shop



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: Popular village location with primary school close by and situated conveniently for the A55 expressway allowing access to Chester, Liverpool and the North Wales Coast.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Bright and airy welcoming hall. Radiator.



CLOAKS/W.C. Double glazed window. Wash hand basin and w.c.



LOUNGE AREA: 12' 7" x 11' 9" (3.84m x 3.58m) Radiator and double glazed window.



DINING AREA: 11' 9" x 11' 9" (3.58m x 3.58m) Radiator and French doors to the sunroom.



SUNROOM 8' 8" x 6' 6" (2.64m x 1.98m) Double glazed window and double glazed rear exit.



KITCHEN: 15' 8" x 6' 9" plus recess 6' 4" X 2' 7" (4.78m x 2.06m) Radiator and two double glazed windows. Plumbing for an automatic washing machine, single sink unit with storage below and matching modern base units with work surface over. Electric oven and gas hob. Wall mounted gas boiler. Vinyl flooring.



STAIRS AND LANDING: Double glazed window and loft access.

BEDROOM 1: 14' 2" x 12' (4.32m x 3.66m) Radiator and double glazed window.



BEDROOM 2: 12' x 12' (3.66m x 3.66m) Radiator and double glazed window.



BEDROOM 3: 7' 6" x 7' (2.29m x 2.13m) Radiator and double glazed window. Large built in storage cupboard.

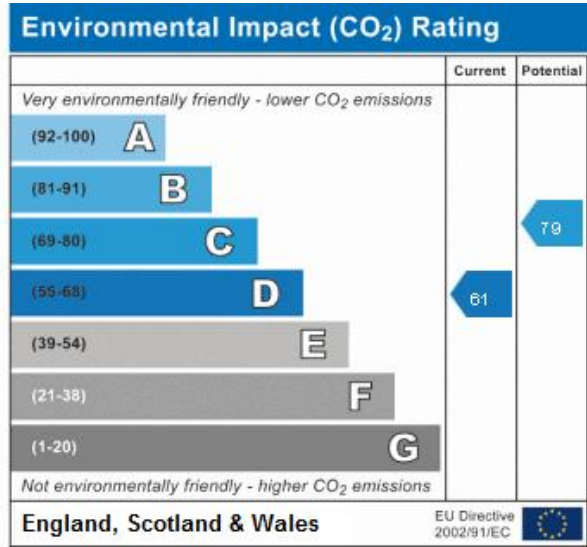
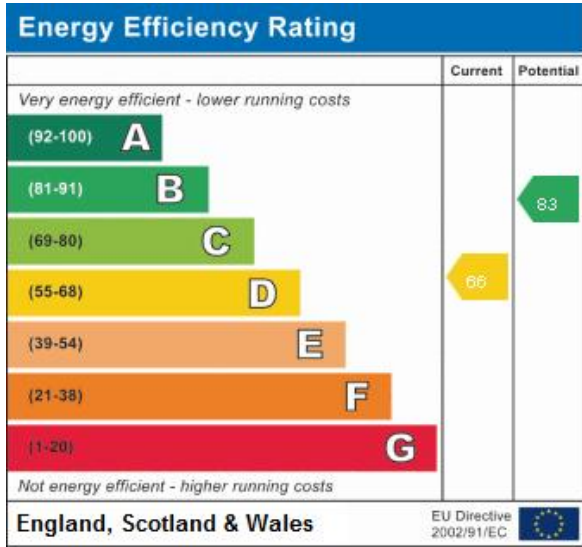


BATHROOM: 8' 3" x 6' 7" (2.51 m x 2.01 m) Radiator, double glazed window, w.c., wash hand basin in vanity unit and panelled bath with shower over. Complimentary wall panelling.



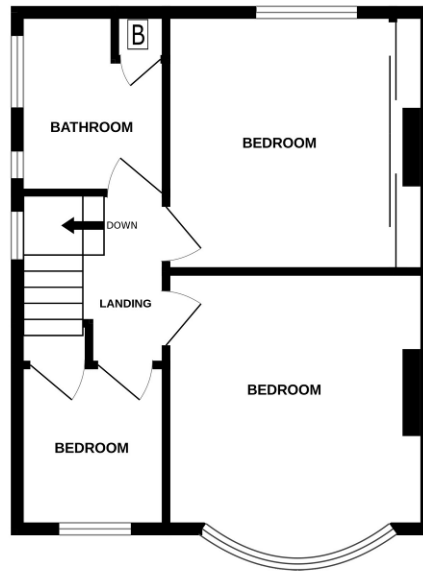
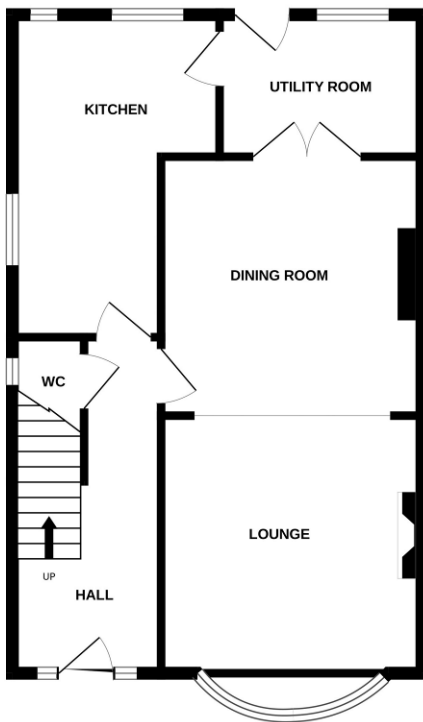
OUTSIDE: Paved frontage providing off road parking with shared drive to the side. Timber gated access to the rear. Two paved patios, landscaped and planted garden with lawn. Water tap.





GROUND FLOOR
574 sq.ft. (53.4 sq.m.) approx.

1ST FLOOR
449 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1024 sq.ft. (95.1 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