

Terrig Street, Shotton, Deeside, CH5 1XU
£149,950 **NO CHAIN** MS10144



DESCRIPTION: If you are looking for a spacious family home with a great garden this could be the one for you. A three bedroom semi detached house which comprises:- welcoming entrance hall, lounge, dining room, fitted kitchen and a very useful side hallway with doors to the front and rear with three storage/workshops. On the first floor are two double bedrooms and a generous single bedroom. Bathroom. Gas heating and double glazing. On street parking. Front and rear gardens.

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 until turning left after the park into Central Drive. After passing the shops at the "T" junction turn right and second left into Terrig Street. At the junction turn right and proceed to the continuation of Terrig Street on the right where the property will be seen on the right-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, radiator and laminate floor.

LOUNGE: 13' 3" x 12' 5" (4.04m x 3.78m) Radiator and double glazed window. Living flame gas fire with fire surround and mantle. Built in storage and laminate floor.



DINING ROOM: 13' 2" x 9' 8"(max) (4.01 m x 2.95m) Radiator and double glazed window. Fireplace and laminate floor.



KITCHEN: 12' 5"(max to recess) x 9' 3"(max to recess) (3.78m x 2.82m) Double glazed window. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching wall and base units with work surface over. Built in pantry. Vinyl flooring. Wall mounted gas boiler. Door to:-



SIDE HALL/UTILITY SPACE Double glazed doors to the front and rear with 3 useful storage/workshops.

STAIRS AND LANDING Double glazed window, built in storage, loft access and laminate floor.

BEDROOM 1: 13' 9" x 11' (4.19m x 3.35m) Radiator and double glazed window.



BEDROOM 2: 11' x 9' 8" (3.35m x 2.95m) Radiator and double glazed window. Laminate floor.



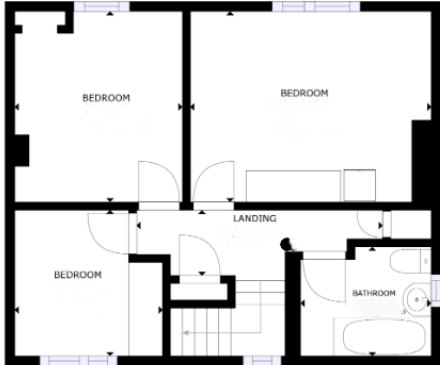
BEDROOM 3: 8' 7" (max to recess) x 8' 6"(plus recess 5' 6" X 2' 8") (2.62m x 2.59m) Radiator and double glazed window. Laminate floor.

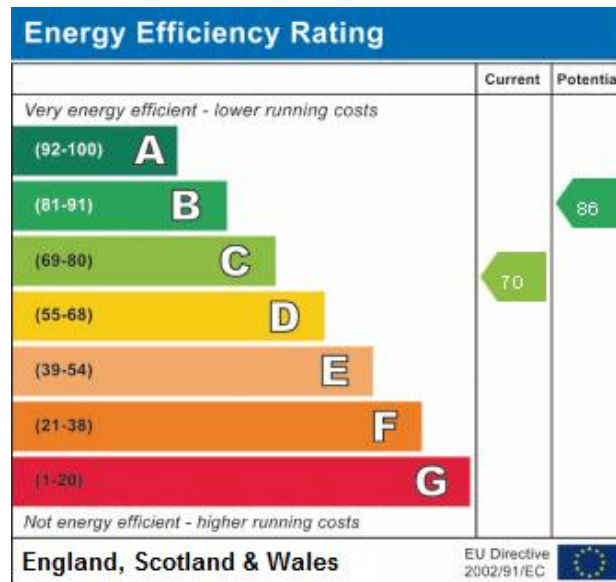


BATHROOM: 7' 4" x 6' 3" (2.24m x 1.91m) Radiator, double glazed window, w.c., wash hand basin and panelled bath. Complimentary tiling.



OUTSIDE: A significant number of parking bays are provided on the road. A lawn front garden with shaped and established hedging and specimen shrubs. To the rear is a good size garden laid to lawn mainly with beds for plants and shrubs.





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 Surve.