

Princes Street, Connah's Quay, Deeside. CH5 4QE
£139,995 **NO CHAIN** MS10976



DESCRIPTION: Standing on a large corner plot is this three bedroom semi detached house with offers potential for improvement and possibly subject to any necessary consents and approvals potential to add parking/garage or another dwelling. The property briefly comprises:- entrance hall, lounge, dining room, w.c., and kitchen. Gas heating and double glazing. To the first floor are 3 generous bedrooms, bathroom and separate w.c.

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 left out of the Shotton office and proceed to Connah's Quay on reaching the Custom House pub on the left turn left into Mold Road, turn right into Howard Street which leads to Princes Street 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 amongst similar properties.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Double glazed front door and radiator.

LOUNGE: 13' 7" x 12' 1" (4.14m x 3.68m) Radiator and double glazed window. Gas fire (not connected).



DINING ROOM: 12' x 7' 9" (3.66m x 2.36m) Radiator and double glazed window.



INNER HALL: Walk in pantry and w.c with double glazed window.

KITCHEN: 8' x 6' 9" (2.44m x 2.06m) Radiator and double glazed window. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and wall and base units with work surface over. Door to the garden.



STAIRS AND LANDING: Double glazed window and loft access.

BEDROOM 1: 12' x 9' 9" (3.66m x 2.97m) Radiator and double glazed window.



BEDROOM 2: 12' 1" x 7' 9" (3.68m x 2.36m) Radiator and double glazed window.



BEDROOM 3: 8' 4" x 8' 2" (2.54m x 2.49m) Radiator and double glazed window.

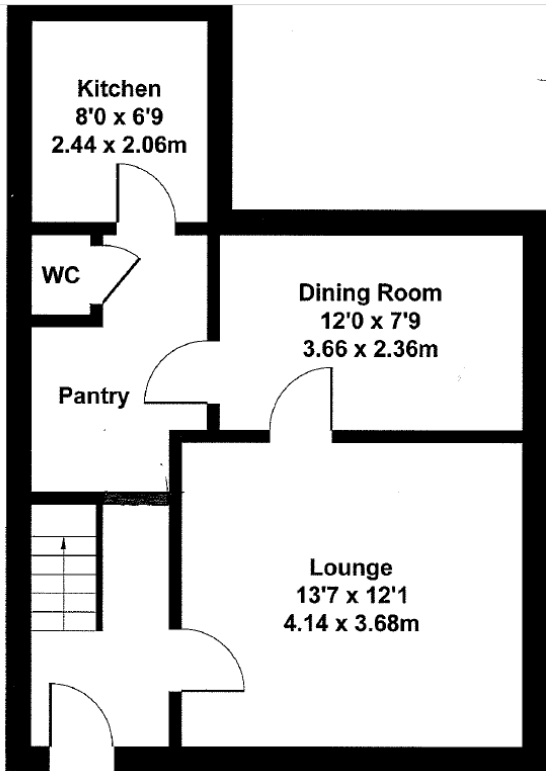
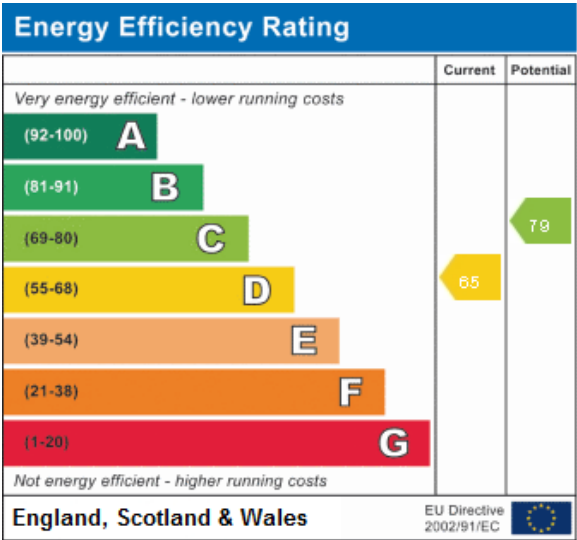


BATHROOM: Radiator, double glazed window. Wash hand basin and panelled bath with shower over. Complimentary modern tiling.
SEPARATE W.C WITH DOUBLE GLAZED WINDOW

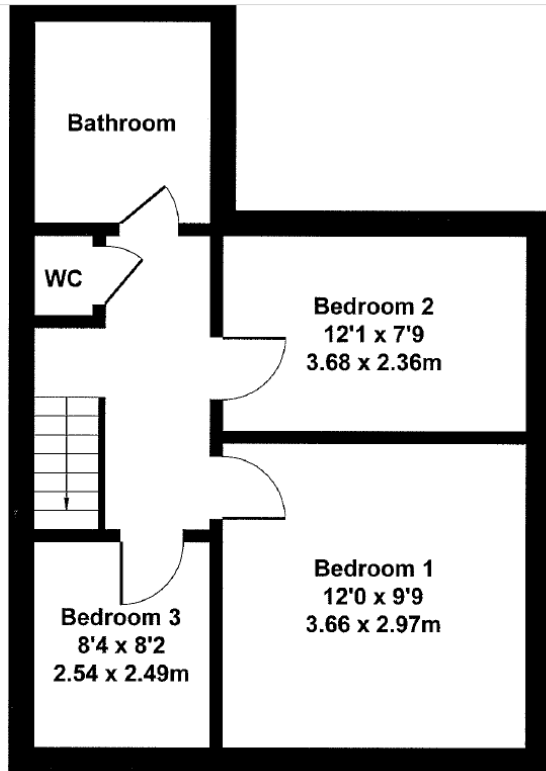


OUTSIDE: A single timber gate leads to the lawn front and side gardens which is enclosed by timber fencing. A single gate leads to the rear lawn garden.





GROUND FLOOR



FIRST FLOOR

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.