

King George Street, Shotton, Deeside, CH5 1DY  
£145,000 **NO CHAIN** MS10991



**DESCRIPTION:** A much larger than average family home with period features which requires some modernisation and briefly comprises;- entrance porch and hall, lounge, living room, dining room, kitchen, 3 double bedrooms and bathroom. Gas heating, double glazing and garage.

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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 immediately right into King George Street where the property will be seen on the left 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.

**HEATING:** Gas heating with radiators.

**ENTRANCE PORCH:** Original tiling.

**ENTRANCE HALL:** Radiator and walk in pantry with double glazed window.

**LOUNGE:** 15' x 12' 9" (4.57m x 3.89m) Radiator and double glazed window. Gas fire (not working) with surround and mantle.



**LIVING ROOM** 14' 1" x 11' 7" (4.29m x 3.53m) Double glazed window. Living flame gas fire with fire surround and mantle.



**DINING ROOM:** 11' 9" x 11' 6" (3.58m x 3.51m) Double glazed window, living flame gas fire with surround and mantle.



**KITCHEN:** 11' 3" x 7' 6" (3.43m x 2.29m) Radiator and double glazed window. Plumbing for an automatic washing machine, single sink unit with storage below and matching wall and base units with work surface over. Door to the garden.



**BEDROOM 1: 15' 4" x 11' 9" (4.67m x 3.58m) Radiator and double glazed window. Fitted wardrobes to one wall.**



**BEDROOM 2: 13' 8" x 11' 4" (4.17m x 3.45m) Radiator and double glazed window.**



**BEDROOM 3: 11' 6" x 10' 7" (3.51m x 3.23m) Radiator and double glazed window.**



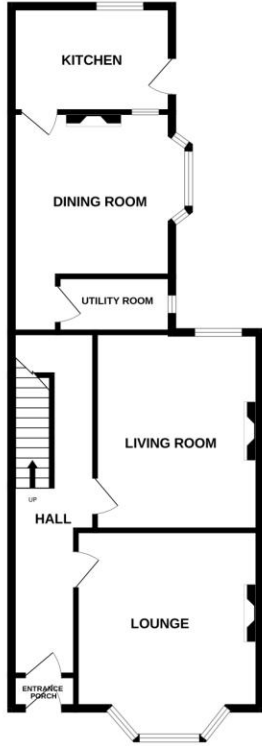
**BATHROOM:** Radiator, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary tiling. Cupboard housing the gas boiler.



**OUTSIDE:** Hard landscaped frontage with single access gate. To the rear is an enclosed space providing a patio, garden shed and garage.



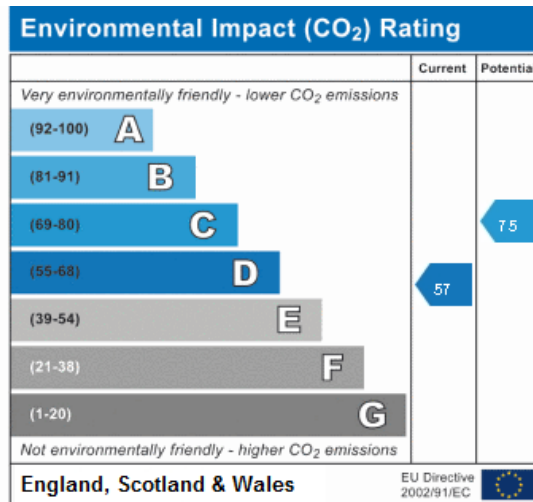
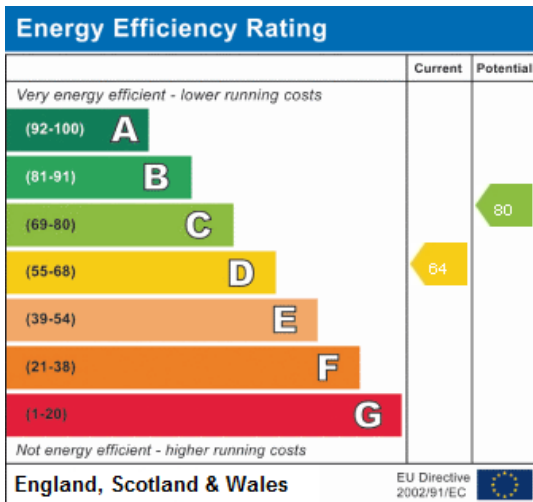
GROUND FLOOR  
730 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA: 1356 sq.ft. (126.0 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 of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey