

Willow Park, Gladstone Way, Mancot, Deeside. CH5 2TZ  
£95,000 MS11043



**DESCRIPTION:** A beautifully presented and ready to move into park home with low maintenance gardens and parking. The accommodation comprises:- entrance hall, lounge through dining room, comprehensively fitted modern kitchen with appliances, Principle bedroom with en suite w.c and wash hand basin, second bedroom with fitted bedroom furniture and modern wet room. Color gas heating and double glazing. Viewing recommended. Pitch fees £213.00 PM. Water £68.34. Age restriction of 55 years.

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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 proceed to Queensferry, continue through the traffic lights to the roundabout and take the third exit for Hawarden and proceed until turning left into Colliery Lane and left into Willow Park. Turn left and then bear right towards the pylon and park in the spaces on the left. Walk following the signs to the right and right again at the end until see the park home on the left.




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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 conveniently for the A55 expressway allowing access to Chester, Liverpool and the North Wales Coast.

**HEATING:** Calor gas heating with radiators.

**ENTRANCE HALL:** Double glazed front door and side panel, radiator and built in storage cupboard.

**LOUNGE:** 11' 9" x 10' 7" (3.58m x 3.23m) Radiator and two double glazed windows. Pebble style electric fire with surround.



**DINING AREA** 8' 1" x 5' 8" (2.46m x 1.73m) Radiator and double glazed window.



**KITCHEN:** 11' 9" x 9' 2" (3.58m x 2.79m) Double glazed window. Single stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and gas hob with extractor over, built in washing machine and dish washer. Cupboard housing the gas boiler. Complementary tiling. Door to the garden.



**BEDROOM 1:** 9' 3" x 7' 7" (2.82m x 2.31m) Radiator and double glazed window. Walk in wardrobe and storage. En suite w.c with wash hand basin, radiator and double glazed window.



**BEDROOM 2:** 9' 2" x 6' 5" (2.79m x 1.96m) Radiator and double glazed window. Fitted bedroom furniture.



WET ROOM Radiator, double glazed window, w.c., wash hand basin and floor shower over. Marbrex style panelling.



OUTSIDE: Low maintenance frontage with slate and parking space to one side. Astro turf to the side and rear making a lovely alfresco dining area and fish pond. Storage for Calor gas bottles, garden shed and 3 plastic storage bins.



**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.