

Viking Way, Connah's Quay, Flintshire, DEESIDE, CH5 4JW
£137,750 MS11057



DESCRIPTION: Molyneux are pleased to offer this two bedroom semi-detached house which is located in a popular residential area of Connah's Quay being close to local amenities. The accommodation briefly comprises: Entrance Hall, Lounge/Diner, Kitchen and Rear Hall with two bedrooms to the first floor and bathroom/w.c. having a four piece suite to include separate shower cubicle. The property stands in gardens to the front and rear.

ALL SERVICES/ APPLIANCE HAVE NOT AND WILL NOT TESTED

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: From the Agents Shotton office turn right, continue along Chester Road and turn right onto Mold Road. At the mini-roundabout take the second exit onto Ffordd Llanarch. Continue onto Golftyn Lane and turn right onto Viking Way where the property can be identified by the Agents For Sale Board.



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 a popular residential area of Connah's Quay being with easy access to the town centres of Connah's Quay, Shotton and Queensferry and the main road network which provides commuting to most major areas of employment and the City Centre of Chester.

HEATING: Gas Fired Heating.

ENTRANCE HALL: Radiator. UPVC double glazed window and door. Coved and Textured Ceiling.

LOUNGE/DINER: 17' 5" x 11' 10" max. into stair recess (5.32m x 3.63m) 2 Radiators. UPVC double glazed window. Coved and Textured Ceiling. Laminate Floor covering. Open tread Staircase.



KITCHEN: 12' 0" x 8' 3" (3.66m x 2.54m) UPVC double glazed window. The kitchen is fitted with base units, wall cupboards with a continuous worktop surface having inset single drainer stainless steel sink unit and splashback wall tiling. There is a gas hob, double oven and extractor hood fitted. Cupboard housing the gas boiler. Timber clad ceiling with inset spot lights. Opening to rear hall area which has an external door giving access to the rear garden.



REAR HALL AREA; 7' 5" x 3' 9" (2.28m x 1.15m) Radiator. Timber Clad Ceiling and inset spot lights. UPVC double glazed window and door.



STAIRS AND LANDING: Inset spot lights. Coved and Textured Ceiling.



BEDROOM 1: 11' 10" x 8' 11" (3.61m x 2.74m) Radiator. UPVC double glazed window. Coved and Textured ceiling.



BEDROOM 2: 11' 9" max. x 7' 10" (3.59m x 2.39m) Radiator. UPVC double glazed window. Coved and Textured Ceiling. Inset spot lights.

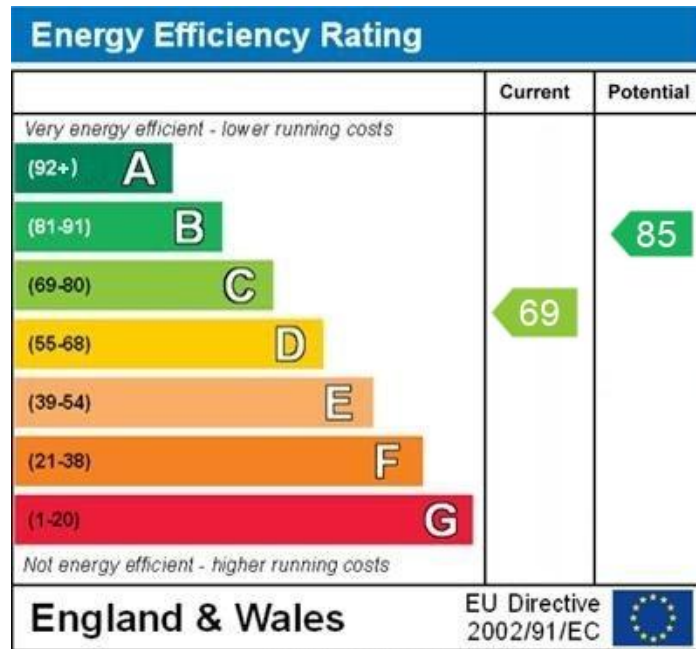


BATHROOM: Radiator. UPVC double glazed window. Timber panelled ceiling with inset spot lights. The bathroom comprises a panelled bath, pedestal wash hand basin, low level w.c. and separate shower cubicle.



OUTSIDE: The property stands in gardens to the front and rear having a gravelled area to the front and a side gate giving access to the rear garden. The rear garden has a patio area with lawned garden which is enclosed.





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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.