

Ash Lane, Mancot, Deeside, CH5 2BR
£179,950 MS10766



DESCRIPTION: Situated in a popular and convenient location is this modern style 3 bedroom semi detached property which requires some updating with internal accommodation to briefly comprise entrance hall, fitted kitchen/diner with integrated appliances, lounge, and to the first floor there are 3 bedrooms and combined bathroom and wc. The accommodation is complimented by gas heating and UPVC double glazing and externally there are gardens to the front and rear the rear offering a private aspect, ample off road parking and a single garage. **VIEWING RECOMMENDED. FREEHOLD. COUNCIL TAX BAND 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 right out of the Shotton office and proceed to the traffic light intersection in Queensferry. Continue to the roundabout and take the second exit for Pentre and Sandycroft. Proceed until reaching the traffic lights and turning right into Leeches Lane passing the school on the right and bear right into Hawarden Way continue into Ash Lane where the property will be noted on the right via the Molyneux for sale sign.



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 village location with primary school close by and situated conveniently for the A55 expressway allowing access to Chester, Liverpool and the North Wales Coast.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Vertical radiator. Stairs rising to first floor. UPVC side entrance door.

KITCHEN/DINER: 16' 1" x 9' 1" (4.9m x 2.77m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood and double oven. Plumbing and space for washing machine. Tiled floor. UPVC rear entrance door.



LOUNGE: 17' x 11' (5.18m x 3.35m) Panelled radiator. Inset ceiling lighting. Wood effect floor covering. Tv point. Fitted living flame coal effect gas fire set in a feature surround.



STAIRS AND LANDING: Doors leading off to bedrooms and bathroom.



BEDROOM 1: 11' x 10' (3.35m x 3.05m) Panelled radiator. Fitted wardrobe facilities with sliding doors. Window to front elevation.



BEDROOM 2: 9' 2" x 9' (2.79m x 2.74m) Panelled radiator. Fitted wardrobe facilities with sliding doors. Loft access to boarded loft which houses the gas boiler. Window to rear elevation.



BEDROOM 3: 8' x 6' 8" (2.44m x 2.03m) Panelled radiator. Fitted wardrobe facilities with sliding doors. Window to rear elevation.



BATHROOM: Chrome style towel rail. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with shower above. Tiled walls.



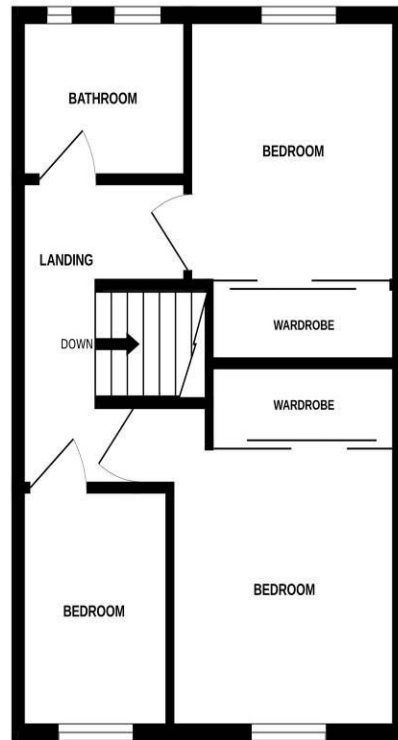
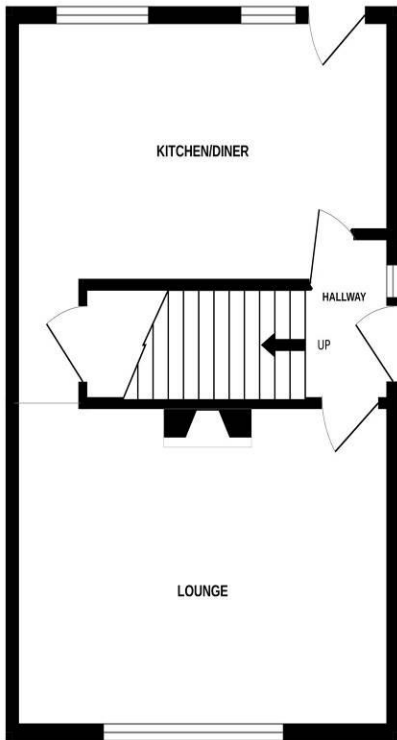
OUTSIDE: To the front of the property there is a brick block forecourt providing ample off road parking and extending to the side of the property and leading to the single garage. There is a gated access to the rear garden which is generous in size and offers a pleasant private aspect and comprises a paved patio area leading on to lawned gardens.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.7 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.