



MOLYNEUX
ESTATE AGENTS - VALUERS - SURVEYORS

North Street, Shotton, Deeside, Flintshire, CH5 1JT
£150,000 MS11062



DESCRIPTION: Molyneux are pleased to offer this three bedroom semi-detached house which offers good family living and stands on a corner plot having the benefit of a detached single garage and drive for parking one vehicle. The accommodation briefly comprises: Entrance Hall, Lounge/Diner, Kitchen, Rear Hall, Bathroom/w.c. and to the first floor are three bedrooms. The property has gas heating and UPVC double glazing.

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 under the Railway Bridge continuing to the traffic lights. At the traffic lights turn right onto Shotton Lane and after passing the shop on the right hand side turn left into North Street. The property will be found on your 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 being convenient for local shops, schools and public transport facilities.

HEATING: Gas heating with Radiators.

ENTRANCE HALL: Composite Entrance Door. Laminate Floor Covering. Stairs off.

LOUNGE/DINER: 13' 7" max into recess x 15' 5" max into recess. (4.15m x 4.72m) Radiator. Understairs storage area with UPVC double glazed window. UPVC double glazed window. Laminate floor covering. Feature fire surround with inset gas fire.



KITCHEN: 9' 2" x 9' 1" excluding recess. (2.81m x 2.79m) Radiator. UPVC double glazed window. The kitchen is fitted with a range of units which include base units, wall cupboards, continuous worktop surfaces having inset single drainer stainless steel sink unit and splashback tiling. There is a free standing cooker which has a gas hob with electric oven beneath.



REAR HALL Laminate Floor Covering. UPVC double glazed door. Giving access to bathroom/w.c.

BATHROOM/W.C.: The bathroom comprises a panelled bath with shower head from the taps, wash hand basin in a vanity unit and low level w.c. Heated Towel Rail. UPVC double glazed window. Tiled Walls. Laminate floor covering.



STAIRS AND LANDING: UPVC double glazed window. Loft access.

BEDROOM 1: 15' 4" x 9' 8" (4.69m x 2.96m) Radiator. UPVC double glazed window. Built in cupboard.



BEDROOM 2: 13' 1" x 10' 1" (4.00m x 3.09m) Radiator. UPVC double glazed window. Storage cupboard.

BEDROOM 3: 10' 0" x 9' 6" (3.07m x 2.91m) Radiator. UPVC double glazed window.

OUTSIDE: The property stands on a corner plot and is accessed via a single wrought iron gate to the front. The front garden has lawned and border gardens which extend to the side of the property which is enclosed by hedging. To the side there are double timber gates which give access to the drive which provides parking for one car and to the detached single garage. To the rear there is an enclosed garden which has outbuildings providing further storage space.



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