

Farm Road, Garden City, Deeside, Flintshire, CH5 2HJ
£149,950 MS11069



DESCRIPTION: A spacious three bedroom end terraced property which is an interesting property with rooms which are an irregular shape and the accommodation offers potential for enhancement and briefly comprises:- entrance hall with composite front door, lounge, kitchen/diner, utility room and cloaks/w.c. On the first floor are three good size bedrooms and a bathroom. A large loft space with stair access. Gas heating and double glazing. Parking and established gardens with fruit trees.

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 Queensferry, before reaching the traffic light intersection bear left and turn left into Station Road Queensferry and proceed until going over the blue bridge. Continue until turning left just after the primary school into Farm Road where the property will be seen on the right 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 conveniently for the A55 expressway allowing access to Chester, Liverpool and the North Wales Coast.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Composite front door. radiator, built in storage cupboard and laminate floor.

LOUNGE: 12' 7"(max) x 10' 8" (min)(3.84m x 3.25m) Radiator and double glazed window. Laminate floor.



KITCHEN/DINER: 14' 1" (max) x 11' 9" (4.29m x 3.58m) Radiator and double glazed window. Single sink unit with storage below and wall and base units with work surface over. Electric oven and gas hob. Plumbing for a dish washer. Laminate floor.



UTILITY ROOM: 9' 3" (max)x 5' 7"(max) (2.82m x 1.7m) Plumbing for an automatic washing machine. Single stainless steel sink unit. Built in storage cupboard and tiled floor.

CLOAKROOM: Radiator and double glazed window. Wash hand basin, w.c. and tiled floor. Wall mounted gas boiler.

STAIRS AND LANDING: Radiator.

BEDROOM 1: 14' 1" x 10' 8" (4.29m x 3.25m) Radiator and double glazed window.



BEDROOM 2: 11' x 9' 8" (3.35m x 2.95m) Radiator and double glazed window. Laminate floor.



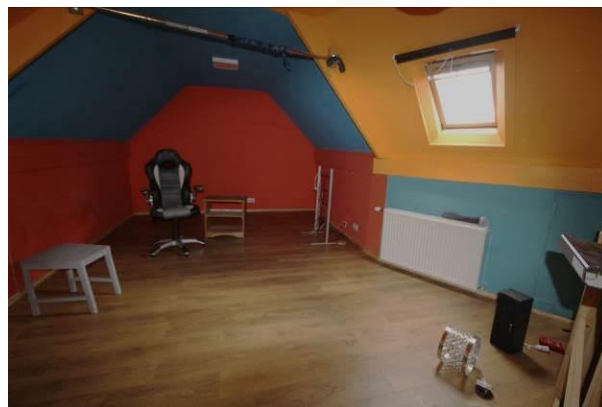
BEDROOM 3: 12' 5" x 7' 6" (3.78m x 2.29m) Radiator and double glazed window. Laminate floor.



BATHROOM: Heated towel rail, double glazed window, w.c., wash hand basin and panelled bath with shower over.



LOFT ROOM 21' 8" (max) x 11' 6"(max) (6.6m x 3.51m) Velux window, radiator and laminate floor.



OUTSIDE: Parking to the front and car charging point. Shared entry to the side providing access to the rear. A good size established garden with fruit trees.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.