

Willow Crescent, Connah's Quay, DEESIDE, CH5 4XP
offers in region of £175,000 **NO CHAIN** MS11079



DESCRIPTION: Situated in a popular residential area is this three bedroom semi detached family home with garage. the property briefly comprises:- entrance hall, lounge, dining room, fitted kitchen, three bedrooms and modern wet room. Gas heating and double glazing. Parking and garage. Viewing recommended.

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 9.00am – 2.00pm Saturday

DIRECTIONS: Turn left out of the Shotton Office and proceed to Connah's Quay. Turn left by the Custom House pub into Mold Road and continue passing the school on the left and proceed until turning right into Englefield Avenue and first left into Willow Crescent 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 in a popular residential location being convenient for the New Quay Shopping Precinct, primary and secondary schools.

HEATING: Gas heating with radiators.

ENTRANCE PORCH: Double glazed front door and side panels.

ENTRANCE HALL: Single glazed front door, radiator and under stairs storage.

LOUNGE: 13' x 11' 2" (3.96m x 3.4m) Radiator and double glazed window.



DINING ROOM: 9' 2" x 7' 9" (2.79m x 2.36m) Radiator and double glazed patio doors. Laminate floor.



KITCHEN: 9' 2" x 8' (2.79m x 2.44m) Double glazed window. Plumbing for an automatic washing machine and dish washer, single sink unit with storage below and matching wall and base units with work surface over. Electric oven and gas hob. Tiled floor.



STAIRS AND LANDING: Double glazed window and loft access.

BEDROOM 1: 11' 8" x 10' 2" (3.56m x 3.1m) Radiator and double glazed window. Cupboard housing the gas boiler.

BEDROOM 2: 11' x 9' 3" (3.35m x 2.82m) Radiator and double glazed window.



BEDROOM 3: 8' x 7' 2" (2.44m x 2.18m) Radiator and double glazed window.

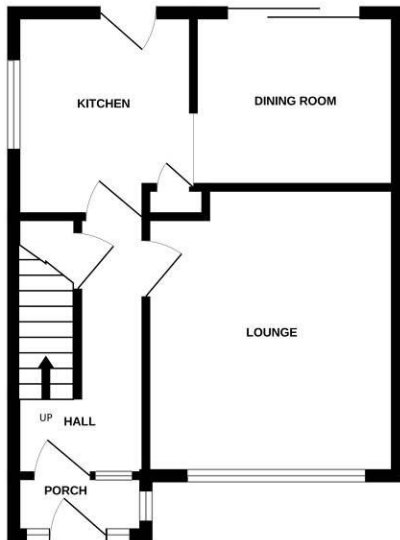


WET ROOM Heated towel rail, double glazed window, w.c., wash hand basin and floor shower. Complimentary modern tiling.

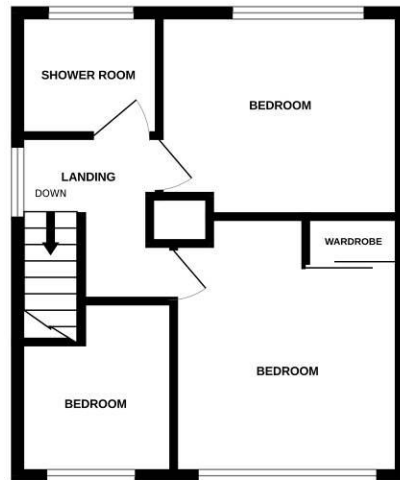


OUTSIDE: Paved frontage and drive leading to the garage and single gate leading to the rear where there is a paved patio and lawn garden.

GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.

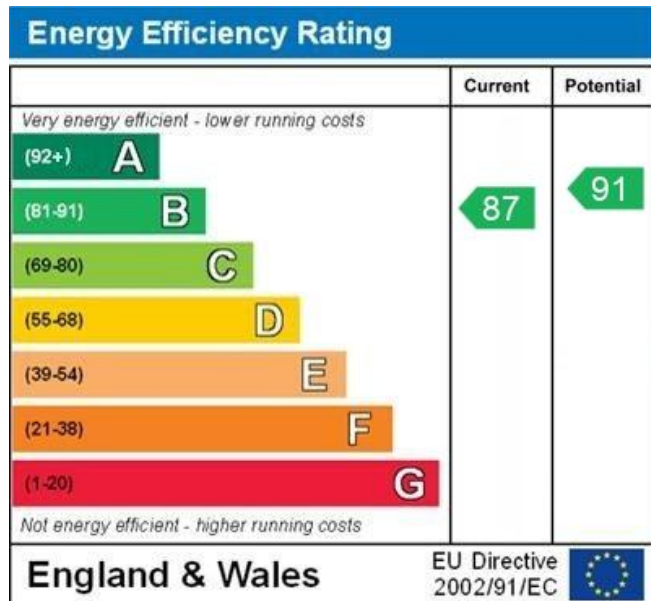


1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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.