

Willow Brook, Station Road, Sandycroft, CH5 2PW
£85,000 MS11091



DESCRIPTION: A two bedroom park home in a leafy location with delightful gardens with patio's being ideal for alfresco dining. This home provides:- entrance hall, bright and airy lounge, comprehensively fitted kitchen/ dining room, two bedrooms and modern shower room. Calor gas heating and double glazing. Parking and gardens. Ground rent £200.00 per month. Age restriction of 55 years.

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 after the traffic lights continue to the roundabout and take the second exit for Sandycroft and proceed through Pentre into Sandycroft. Once you reach The Bridge pub on the left turn left into Station Road and go over the railway bridge on the next left hand bend turn right down the side of an engineering business and at the end turn left over the bridge into the park and the park home will be seen immediately on the 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: A leafy park with similar style properties on the fringes of Sandycroft village.

HEATING: Gas heating with radiators.

ENTRANCE HALL: UPVC double glazed front door.

LOUNGE: 13' 1" x 10' 7" (3.99m x 3.23m) Radiator and two double glazed windows. Pebble style electric fire and double glazed French doors.



KITCHEN/DINER: 13' 4" x 8' 4" (4.06m x 2.54m) Plus 4' 6" X 2' 6" Radiator and double glazed window. Single stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and hob. Built in microwave. Cupboard housing the gas boiler. Complementary tiling to the splash back area's. Double glazed French door.



BEDROOM 1: 11' 4" x 8' 5" (3.45m x 2.57m) Radiator and double glazed window. Fitted wardrobes to one wall.



BEDROOM 2: 10' 1" x 4' 9" (3.07m x 1.45m) Radiator and double glazed window. Fitted wardrobe and draw unit.



SHOWER ROOM: 8' 3" x 5' 6" (2.51m x 1.68m) Radiator, double glazed window, w.c., wash hand basin and spacious shower over. Complimentary modern tiling. Linen cupboard.



OUTSIDE: Coloured stone drive to the front with single access gate to the wrap around gardens with paved area's ideal for alfresco dining. Designed with low maintenance having raised boxing for plants and shrubs.

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