

42 Richmond Road

MS11112



**CONNAH'S
QUAY**

£195,000

42 Richmond Road, Connah's Quay, Deeside. CH5 4JE
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DESCRIPTION: If you are looking for a family home with extra space and large gardens this could be the home for you. A bedroom semi detached house which has been extended and improved and stands in large gardens with a large storage building 26' 2" x 8' 2". The property briefly comprises:- welcoming entrance hall, lounge, sitting room, dining room with French doors to the gardens, comprehensively fitted modern kitchen. To the first floor are three bedrooms and a modern shower room. Gas heating and double glazing. Paved drive for parking to the front. Electric power point for car.

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. On reaching the traffic lights turn left into Wepre Drive and continue passing the police station on the left and continue until turning right before the post box into Richmond Road where the property will be seen on the right hand side.

LOCATION: Situated in a popular residential location being convenient for local shops and the New Quay Shopping Precinct, primary and secondary schools. Near to the popular Wepre Park.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Double glazed front door and window. Radiator.

LOUNGE: 12' 2" x 12' 2"(max) (3.71 m x 3.71 m) Radiator and double glazed window. Laminate floor.



SITTING ROOM 11' 8" x 10' 9" (max) (3.56m x 3.28m) Laminated floor.



DINING ROOM: 10' x 7' 8" (3.05m x 2.34m) Radiator, double glazed patio doors and laminated floor.



KITCHEN: 17' 2" x 7' 1" (5.23m x 2.16m) Radiator and two double glazed windows. Plumbing for an automatic washing machine, one and a half sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and gas hob. Under stairs storage. Rear exit.



STAIRS AND LANDING: Double glazed window and loft access.

BEDROOM 1: 11' 4" x 11' 3"(max to recess) (3.45m x 3.43m) Radiator and double glazed window.



BEDROOM 2: 11' 5" x 10' 5" (3.48m x 3.18m) Radiator and double glazed window. Cupboard housing the gas boiler.



BEDROOM 3: 7' x 6' 5" (2.13m x 1.96m) Radiator and double glazed window.



SHOWER ROOM: Heated towel rail, double glazed window, w.c., wash hand basin in vanity unit and corner shower cubicle. Complimentary modern tiling.



OUTSIDE: Paved frontage for parking and path to the side leading through a timber gate to the rear garden where there are great patio area's ideal for alfresco dining and extensively lawn gardens with large storage shed.



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.