



MOLYNEUX
ESTATE AGENTS - VALUERS - SURVEYORS

Dee Road, Connah's Quay, Deeside, Flintshire, CH5 4NX
£135,000 **NO CHAIN** MS11169



DESCRIPTION: A spacious period terraced property ideal for the growing family. The accommodation comprises:- entrance hall, lounge, dining room, breakfast room and kitchen to the ground floor. To the first floor are 3 double bedrooms and a bathroom. Gas heating and double glazing. Hard landscaped frontage with steps and gardens to the rear. To appreciate the space viewing is 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 10.00am – 2.00pm Saturday

DIRECTIONS: Turn left out of the Shotton office and proceed to Connah's Quay. Proceed through the traffic lights and continue passing the shopping parade on the left and turn left into Fron Road, take the next right and right again into Dee Road where the the property will be seen 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: Situated in a popular residential location being convenient for the Shopping Precinct, primary and secondary schools.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Double glazed front door, radiator and vinyl flooring.

LOUNGE: 14' 5" x 11' 3" (4.39m x 3.43m) Radiator and double glazed window. Vinyl flooring.



DINING ROOM: 14' x 11' 8 " (max)(4.27m x 3.56m) Radiator and double glazed window. Laminate floor and storage cupboard to the chimney breast recess.



BREAKFAST ROOM Radiator and double glazed window. Vinyl flooring.



KITCHEN: 10' 1" x 9' (3.07m x 2.74m) Radiator and double glazed window. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching wall and base units with work surface over. Vinyl flooring. Door to garden.



STAIRS AND LANDING: Radiator.

BEDROOM 1: 15' 2" x 11' 9" (4.62m x 3.58m) Radiator and double glazed window.



BEDROOM 2: 14' x 9' 4" (4.27m x 2.84m) Radiator and double glazed window.



BEDROOM 3: 10' 11" x 9' 2" (3.33m x 2.79m) Radiator and double glazed window.

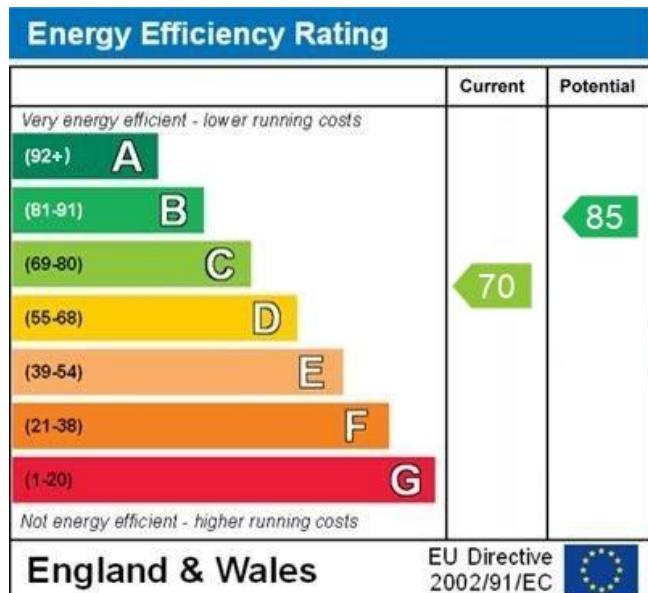


BATHROOM: Radiator, double glazed window, w.c., wash hand basin and panelled bath. Complimentary tiling. Loft access.



OUTSIDE: Hard landscaped frontage with steps. Rear yard and garden which is enclosed. Outside water tap.





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