

Elm Road, Aston Park, Deeside, Flintshire, CH5 1UW  
£195,000 MS11286



**DESCRIPTION:** If you are looking for a detached and spacious family home this could be the one for you. Located in a popular residential area this property which provides 3 double bedrooms and spacious versatile accommodation throughout. Briefly comprising, entrance hall, lounge, fitted kitchen/dining room, ground floor bedroom 3, modern ground floor shower room and two first floor bedrooms. Gas heating and double glazing, driveway and larger than average garage. Garden to the front and rear.

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**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

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**DIRECTIONS:** Turn right out of the Shotton office and proceed to the traffic lights. Turn right into Shotton Lane and continue until the lane narrows and follow left into a one way system continue passing the hospital to the roundabout and take the fourth exit into Courtland Drive. Proceed until turning left into Elm Road where the property will be seen on the left hand side.




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**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:** Radiator and walk in cloaks cupboard.

**LOUNGE:** 15' 8" x 10' 8" (4.78m x 3.25m) Radiator and double glazed window. Fire surround and mantle with inset electric fire.



**KITCHEN/DINER:** 12' 13" x 10' 8" (3.99m x 3.25m) Radiator and double glazed window. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and hob. Tiled floor. Door to the garden.



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



**BEDROOM 3:** 11' 9" x 8' 7" (3.58m x 2.62m) Radiator and double glazed window. Fitted wardrobes.



**STAIRS AND LANDING:** Double glazed window. Built in storage with Worcester gas boiler.

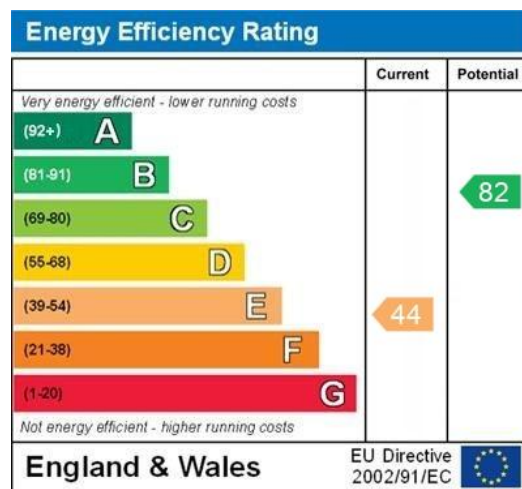
**BEDROOM 1:** 12' x 10' 3" (3.66m x 3.12m) Radiator and double glazed window. Fitted wardrobes.



BEDROOM 3: 9' 7" x 9' 5" (2.92m x 2.87m) Radiator and double glazed window. Fitted wardrobes.



OUTSIDE: Lawn garden with established shrubs and plants to the front. Drive providing parking leading to the larger than average garage with up and over door, light and power connected and UPVC personal door. A gate leads to the side. Lawn gardens with established shrubs, greenhouse and 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.