

**24 Dee View Crescent**

**MS11329**



**SHOTTON**

**£178,500**

24 Dee View Crescent, Shotton, DEESIDE. CH5 1TQ  
£178,500 MS11329



**DESCRIPTION:** A semi detached family home which has been improved by the present owners and stands in good size landscaped gardens. The accommodation briefly comprises: bright and airy welcoming entrance hall, lounge, dining room, fitted kitchen and large conservatory to the rear. Three double bedrooms and beautifully appointed modern bathroom with separate w.c. Oak internal doors throughout. The property also benefits from gas heating and double glazing. Tarmacadam drive for parking. Landscaped gardens ideal for alfresco dining. Viewing recommended.

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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 under the railway bridge to the traffic lights and turn right into Shotton Lane. After passing the shops on the right turn left into North Street and continue until turning left into Dee View Crescent where the property will be seen on the right hand side.

**LOCATION:** Situated in an established residential area being convenient for local shopping facilities and public transport

**HEATING:** Gas heating with radiators.

**ENTRANCE HALL:** Radiator and double glazed window. Composite front door.



**LOUNGE:** 13' 3" x 11' 2" (plus bay window) (4.04m x 3.4m) Radiator and double glazed window.



**DINING ROOM:** 12' x 9' 9"(max) (3.66m x 2.97m) Radiator and double glazed window. Laminate floor.



**KITCHEN:** 8' 4" x 7' 8" (2.54m x 2.34m) Double glazed window. 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. Wall mounted gas boiler. Under stairs storage with double glazed window and additional built in storage. Door to:-.

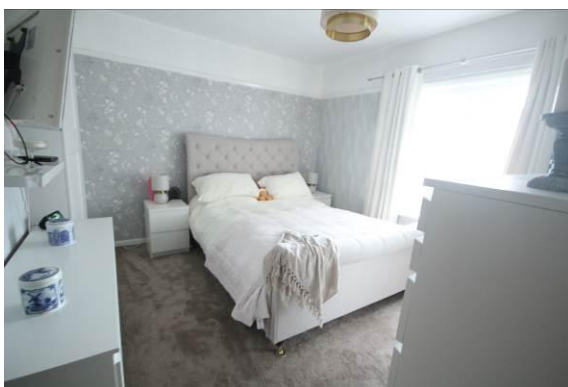


**CONSERVATORY:** 13' 4" x 10' 9" (4.06m x 3.28m) Laminate floor. Double glazed windows and door to the gardens.



**STAIRS AND LANDING:** Loft access.

**BEDROOM 1:** 12' 5" x 12' 1" (3.78m x 3.68m) Radiator and double glazed window.





**BEDROOM 2:** 12' 1" x 10' (3.68m x 3.05m) Radiator and double glazed window. Laminate floor.



**BEDROOM 3:** 9' 1" x 7' 7" (2.77m x 2.31m) Radiator and double glazed window.



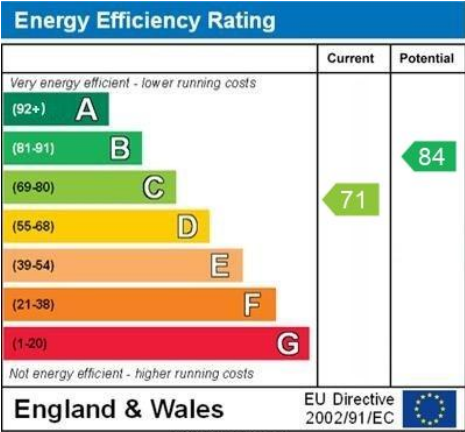
**BATHROOM:** Vertical radiator, double glazed window, wash hand bowl with vanity unit beneath and panelled bath with shower over. Complimentary modern tiling.



W.C. Double glazed window, w.c. and complementary tiling.

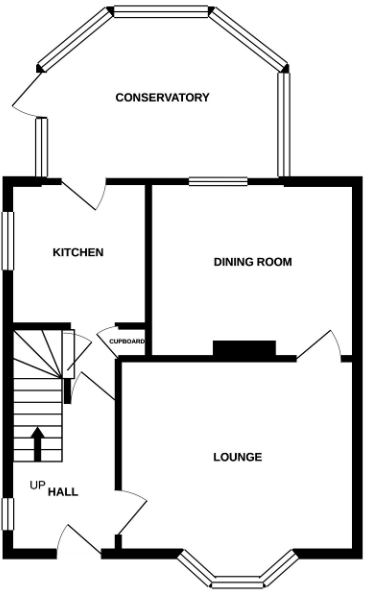
OUTSIDE: Tarmacadam drive and low maintenance frontage. Timber gate and side panel lead to the rear where the landscaped gardens being ideal space for alfresco dining with shaped lawn gardens with low maintenance beds for potted plants. Garden shed.



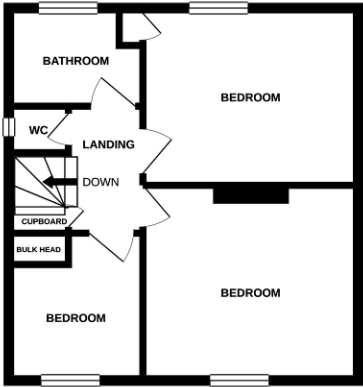


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GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 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 or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey.