

**4 Westminster Crescent**

**MS11301**



**SHOTTON**

**£160,000**

4 Westminster Crescent, Shotton, Deeside, Flintshire, CH5 1JY  
£160,000 MS11301



**DESCRIPTION:** A substantial semi detached family home which briefly comprises:- entrance hall, modern ground floor wet room, Lounge, dining room (potential bed 5/study) kitchen. On the first floor are 4 double bedrooms. Gas heating and double glazing. Driveway and a large neatly tended garden with established flowers.

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**ANGELA WHITFIELD FNAEA – RESIDENT PARTNER**  
**Viewing by arrangement through ShottonOffice**  
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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 continue to the traffic lights and turn right into Shotton Lane after passing the shop turn left into North Street and first left into Westminster 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, built in storage and under stair storage.

**WET ROOM** Heated towel rail, two double glazed windows, w.c., wash hand basin and floor shower over. Complimentary. Marbrex style panelling.



**DINING ROOM:** 11'(max) x 8' 11" (3.35m x 2.72m) Radiator and double glazed window. Original fireplace and surround.



**LOUNGE:** 15' x 12' (4.57m x 3.66m) Radiator and double glazed window. Fire surround and mantle.



**KITCHEN:** 11' 11" x 6' (3.63m x 1.83m) 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. Cupboard housing the wall mounted gas boiler. Door to the garden.



**BEDROOM 1:** 12' x 11' 10" (3.66m x 3.61m) Radiator and double glazed window. Original fireplace.



**BEDROOM 2:** 11' 11" x 9' 11" (3.63m x 3.02m) Radiator and double glazed window. Original fireplace. Built in storage.



BEDROOM 3: 11' x 9' (max)(3.35m x 2.74m) Radiator and double glazed window. Built in storage.



BEDROOM 4: 11' x 8' 11" (3.35m x 2.72m) Radiator and double glazed window. Original fireplace. Built in storage.



OUTSIDE: Decorative double gates to the front leading the drive for parking. Slated frontage.. To the rear is a good size garden laid to lawn. A brick built storage shed with slate roof.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**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