

**5 Fairfield Road**

**MS11330**



**QUEENSFERRY**

**NO ONWARD CHAIN**

**£150,000**

5 Fairfield Road, Queensferry, Deeside. CH5 1SS  
£150,000 **NO ONWARD CHAIN** MS11330



**DESCRIPTION:** A large period terraced house offering versatile accommodation on two floors which briefly comprises:- entrance hall, lounge (presently a bedroom), dining room, modern fitted kitchen and ground floor shower room. On the first floor is a double bedroom, spacious lounge/diner (which used to be bedroom 2), a study (previously bed 3) with door to first floor enclosed veranda and bathroom. Gas heating and double glazing. Low maintenance gardens to the front and rear. Rear vehicle access. One property with enough space to cater for 2 families. 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 to Queensferry, before the traffic lights turn left into Fairfield Road where the property will be seen on the left hand side.

**LOCATION:** Situated conveniently for the A55 expressway allowing access to Chester, Liverpool and the North Wales Coast. Local shops and services near by.

**HEATING:** Gas heating with radiators.

**ENTRANCE HALL:** Radiator and laminate floor.

**BEDROOM (FORMER LOUNGE) 12' x 11' (3.66m x 3.35m)** Radiator and double glazed window.

**LOUNGE: 14' x 12' (4.27m x 3.66m)** Radiator and double glazed window. Laminate floor.



**KITCHEN: 11' 11" x 8' (3.63m x 2.44m)** Double glazed window. Plumbing for an automatic dish washing machine, single steel sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and hob with extractor over. Under stairs storage and laminate floor.



**REAR HALL** Plumbing for an automatic washing machine, laminate floor and rear exit.

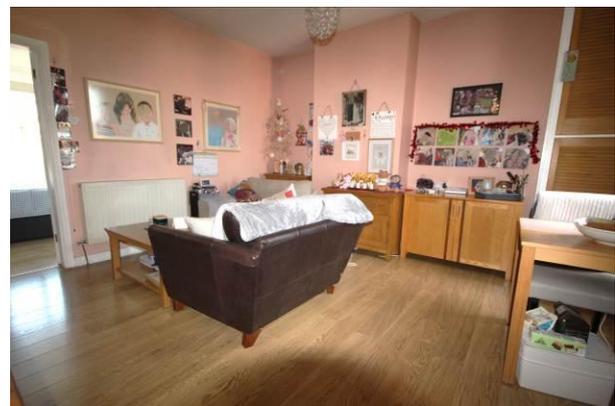
**SHOWER ROOM:** Heated towel rail, double glazed window, w.c., wash hand basin in vanity unit and walk in shower tray with screen. Complimentary tiling.



**BEDROOM 1:** 13' x 12' (3.96m x 3.66m) Radiator and double glazed window. Fitted wardrobes and storage. Laminate floor.



**LIVING DINING (FORMER BED 2):** 14' x 12'(max to recess) (4.27m x 3.66m) Radiator and double glazed window. Cupboard housing the gas boiler and laminate floor.



**STUDY (FORMER BED 3) 8' x 5' (2.44m x 1.52m) Stable style split door to the veranda with artificial grass.**

**BATHROOM:** Heated towel rail, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary modern tiling.



**OUTSIDE:** Single gate to the front with artificial grass and mature hedging. To the rear is artificial grass and a playhouse. Rear vehicle access.



**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.