

Ashfield Road, Shotton, Deeside, Flintshire, CH5 1AQ  
£92,950 **NO CHAIN** MS8704



**DESCRIPTION:** A conveniently located two bedroom terraced house situated in an established residential area which needs some updating and briefly comprises:- bright and airy lounge, second reception room (which was previously used as a bedroom), fitted kitchen, spacious bathroom and to the first floor two good size bedrooms. Gas heating and double glazing. Yard to the rear.

---

**ANGELA WHITFIELD FNAEA – RESIDENT PARTNER**  
**Viewing by arrangement through the Shotton Office**  
**33 Chester Road West, Shotton, Deeside, Flintshire, CH5 1BY Tel: 01244 814182**  
Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

---

**DIRECTIONS:** Turn right out of the Shotton office and proceed under the railway bridge and through the pedestrian crossing until turning left into ash Grove continue until turning left into Ashfield Road where the property will be seen on the right 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 an established residential area being convenient for local shopping facilities and public transport.

**HEATING:** Gas heating with radiators.

**LOUNGE:** 13' 11" x 10' 9" (4.24m x 3.28m) Radiator and double glazed window. UPVC front door, fire surround and mantle providing space to add a fire and laminate floor.



**SECOND REPTION ROOM:** 12' 2" x 8' 7" (3.71m x 2.62m) Radiator and double glazed window.



**KITCHEN:** 7' 1" x 6' 7" (2.16m x 2.01m) 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. Complimentary tiling to the splash back are'a. Wall mounted gas boiler. Rear exit.



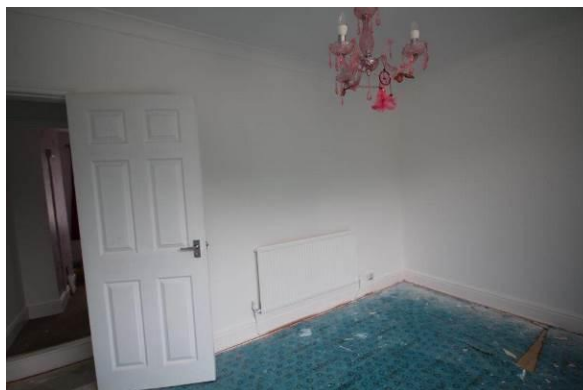
**BATHROOM:** Heated towel rail, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary modern tiling to the walls and floor.



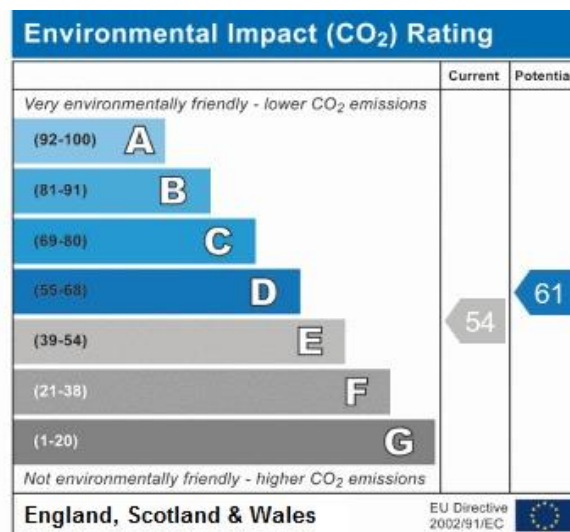
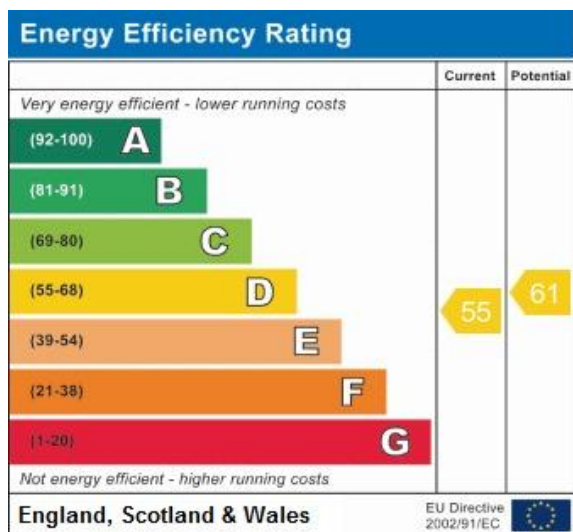
**BEDROOM 1:** 13' 2" x 11' (4.01m x 3.35m) Radiator and two double glazed windows



**BEDROOM 2:** 9' 7" x 8' 7" (2.92m x 2.62m) Double glazed window, under stairs storage and laminate floor.



**OUTSIDE:** Rear yard.



**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.