

West Green, Sealand, Deeside, CH5 2SD
NEW PRICE £125,000 **NO CHAIN** MS10083



DESCRIPTION: Searching for a fully refurbished home. Offered with no onward chain is this stunning semi detached house which has undergone a full scheme of modernisation and comprises:- bright and airy entrance hall, comprehensively fitted modern kitchen/breakfast room with built in appliances, spacious lounge with french doors to the garden, two double bedrooms and large modern bathroom. New floor coverings throughout. Gas heating and double glazing. gardens to the front and rear. Viewing recommended.

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-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

DIRECTIONS: Turn right out of the Shotton office and proceed to Queensferry on reaching the traffic intersection bear left into Queensferry and continue over the blue bridge until turning right into Fox's lane and proceed under the flyover along the lane until reaching West Green 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 conveniently for the A55 expressway allowing access to Chester, Liverpool and the North Wales Coast. Being on a bus route off Sealand Road to Chester and Deeside which is just a short walk from the property. There is a children's park close by, a local primary school and at nearby Queensferry there are various local shops and amenities.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Radiator, composite front door, metre cupboard. Stairs to the first floor.



KITCHEN/BREAKFAST ROOM: 12' 9" x 9' 5" (3.89m x 2.87m) Radiator and double glazed window. Beautifully appointed new kitchen. One and a half stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and gas hob with extractor canopy over. Integrated dish washer. Complimentary tiling. Cupboard housing the gas boiler. LED lighting. Door to the garden.



LOUNGE: 19' 2" x 11' (5.84m x 3.35m) Radiator and double glazed window. Two TV aerial points. Double glazed French doors to the garden.



STAIRS AND LANDING: Double glazed window and useful storage cupboard.



BEDROOM 1: 10' x 9' 9" (3.05m x 2.97m) Radiator and double glazed window.



BEDROOM 2: 10' 9" x 9' (3.28m x 2.74m) Radiator and double glazed window.



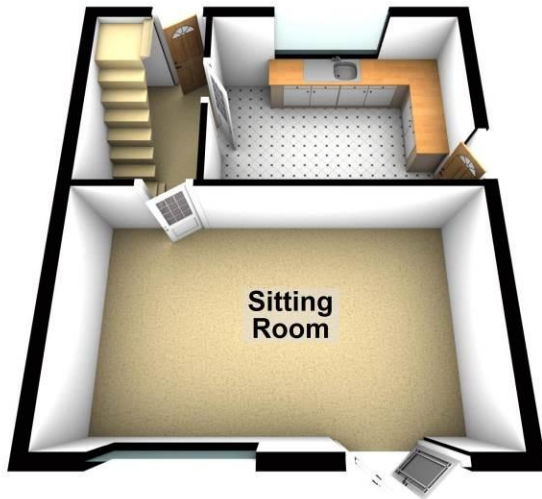
BATHROOM: 12' 7" x 6' 2" (3.84m x 1.88m) Heated towel rail, double glazed window, w.c., wash hand basin in vanity unit and panelled bath with shower over. Complimentary modern tiling. Built in storage cupboard.



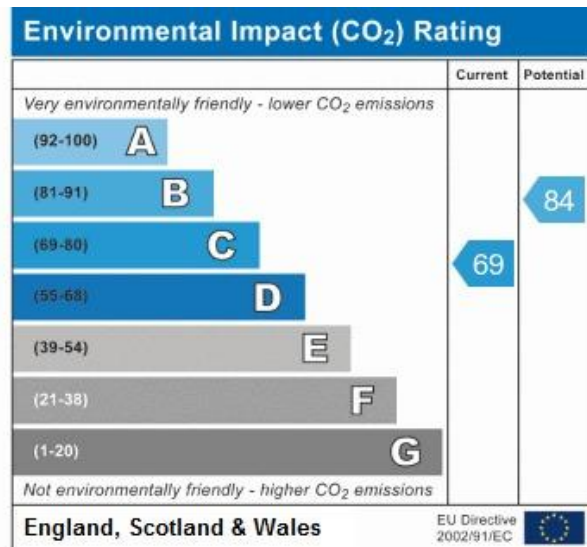
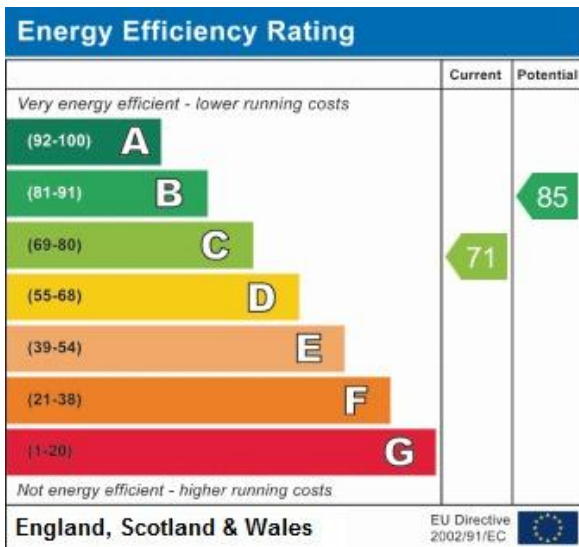
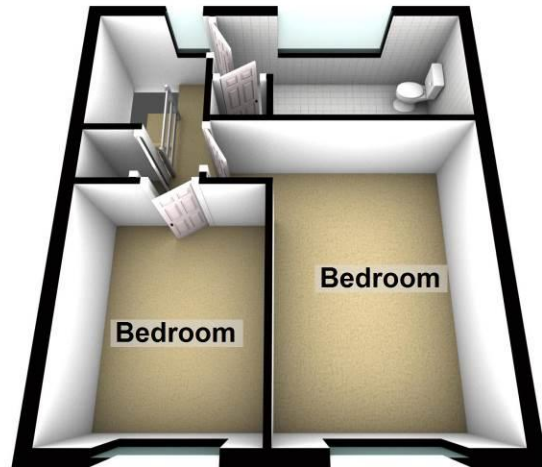
OUTSIDE: Lawn garden with borders for planting. Slate path leading to the front door. To the rear is a larger lawn garden and slated seating area. Outside water supply and lighting.



Ground Floor



First Floor



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.