

Chevrons Road, Shotton, Deeside, Flintshire, CH5 1LF  
£127,500 MS10099



**DESCRIPTION:** This will make a lovely family home having a large garden and parking. The property is convenient for local shops and briefly comprises:- entrance hall, lounge, dining room, fitted kitchen, three bedrooms and bathroom. Gas heating and double glazing. Parking for several cars to the front and larger rear garden with useful out buildings. 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-5.30pm Monday – Friday 9.00am – 4.00pm 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 turn right into green Lane and turn first right into Chevrons Road where the property will be seen on the left hand side.



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**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.

**ENTRANCE HALL:** Radiator and double glazed window.

**LOUNGE:** 13' 4" (plus bay window) x 11' 11" (4.06m x 3.63m) Radiator and double glazed window.



**KITCHEN:** 8' 4" x 7' 7" (2.54m x 2.31m) 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. Walk in pantry with double glazed window and built in storage cupboard. Door to garden.



DINING ROOM: 11' 7" x 10' (3.53m x 3.05m) Radiator and double glazed window. Laminate floor. Tiled fireplace.



STAIRS AND LANDING: Built in storage cupboard.

BEDROOM 1: 12' 6" x 12' (3.81m x 3.66m) Radiator and double glazed window. Cupboard housing the gas boiler which was installed in 2011



BEDROOM 2: 12' x 10' 10" (3.66m x 3.3m) Radiator and double glazed window. Built in storage cupboard.



BEDROOM 3: 8' 4" x 7' 7" (2.54m x 2.31m) Radiator and double glazed window.



BATHROOM: radiator, double glazed window, Wash hand basin and panelled bath with shower over. Complimentary tiling.

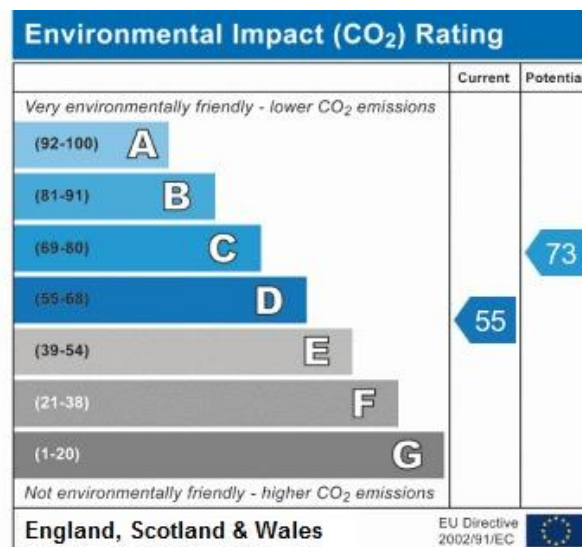
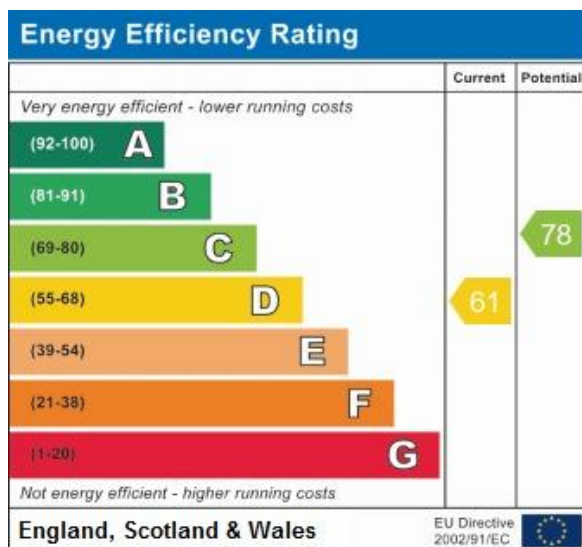


WC: Double glazed window and w.c.

OUTSIDE: Drive to the side allowing parking. low maintenance coloured stone front garden. Extensively lawn gardens to the rear. A block of three out building. Garden shed and greenhouse







**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