

Wedgewood Road, Queensferry, Deeside, Flintshire, CH5 1UP  
£169,995 MS10130



**DESCRIPTION:** Ready to move into is this beautifully presented and newly decorated detached family home in a popular residential area. the accommodation briefly comprises:- Entrance porch, entrance hall, lounge, modern fitted kitchen/dining room, conservatory, three bedrooms, bathroom and separate w.c. Gas heating and double glazing. Driveway and garage. Gardens to the front and rear. 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 proceed passing the shops and playing field until the lane narrows and turn left signposted "one way" and continue passing the hospital to the roundabout and take the third exit into Courtland Drive and then turn left into Elm Avenue and left into Wedgewood Road where the property will be seen on the right 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 conveniently for the A55 expressway allowing access to Chester, Liverpool and the North Wales Coast.

**HEATING:** Gas heating with radiators. The boiler is wall mounted in the garage.

**ENTRANCE HALL:** Radiator and under stairs storage cupboard.

**LOUNGE:** 13' 9" x 11' 3" (4.19m x 3.43m) Radiator and double glazed window. Brick work ornamental chimney breast.



**KITCHEN/DINER:** 17' 5" x 7' 6" (5.31m x 2.29m) Radiator and double glazed window. Single 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 over. Complimentary tiling and laminate floor..



**CONSERVATORY: 10' 7" x 8' 2" (3.23m x 2.49m)** Double glazed windows and door to the gardens.



**BEDROOM 1: 11' 1" x 10' 4" (3.38m x 3.15m)** Radiator and double glazed window. Built in wardrobe.



**BEDROOM 2: 8' 7" x 8' 5" (2.62m x 2.57m)** Radiator and double glazed window. Built in wardrobe.



BEDROOM 3: 7' 9"(max to doorway) x 6' 9" (2.36m x 2.06m) Radiator and double glazed window. Built in wardrobe.

BATHROOM: Radiator, double glazed window, wash hand basin and panelled bath. Complimentary tiling.

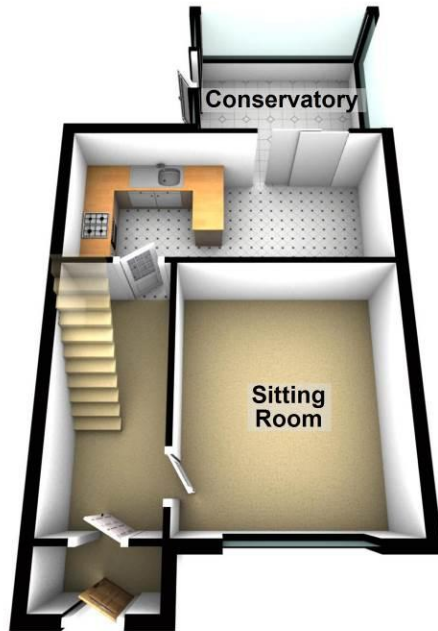


WC: Double glazed window and w.c.

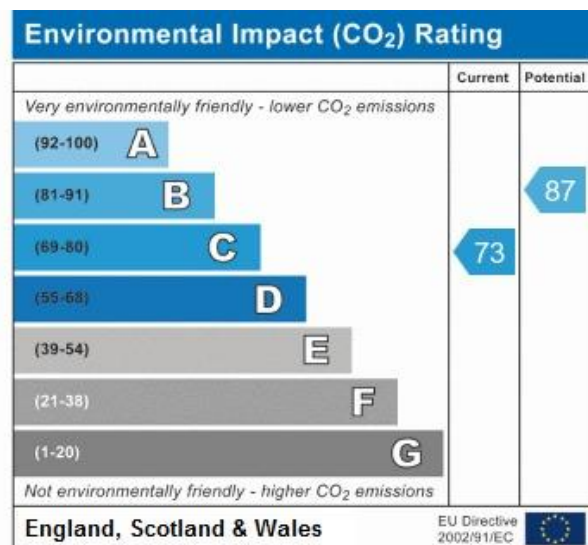
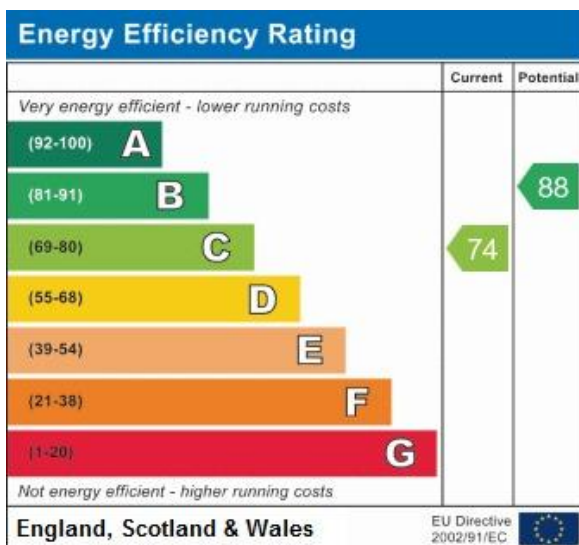
OUTSIDE: A drive provides parking which leads to the garage with up and over door with light and power connected. Wall mounted gas boiler. The gardens to the front and rear are laid to lawn.



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 of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey