

Station Road, Sandycroft, Deeside, CH5 2PZ  
£145,000 MS10105



**DESCRIPTION:** A stunning example of it's type is this beautifully presented and much improved character cottage. It has been transformed into a modern home which stands in good size gardens with open aspects to the front. The property comprises:- canopied entrance lounge with inglenook style fireplace with log burner, sitting room with feature fireplace, comprehensively fitted modern kitchen with French doors to the garden, modern bathroom and two good size bedrooms. Gas heating and double glazing. Parking for several cars, established gardens and larger than average garage. Viewing highly recommended.

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**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

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**DIRECTIONS:** Turn right out of the Molyneux office proceed on the main road to Queensferry and at the traffic light intersection continue to the roundabout and take the second exit for Sandycroft and continue through Pentre and into Sandycroft and on reaching the Bridge Pub on the left turn left into Station Road and take the first left into the slip road and 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 within the convenient location of Sandycroft which offers excellent access for employment opportunities in British Aerospace and the industrial estate. The A55 link Road provides access to Chester, Liverpool and the North Wales Coast. The area has good amenities which includes shops and schools. The property has open aspects to the front and a brook to the rear.

**LOUNGE:** 12' 5" x 11' 7" (3.78m x 3.53m) Double glazed window, radiator, log burner in attractive inglenook style fireplace, bespoke fitted storage to the chimney breast recess. Beamed ceiling, laminate flooring and composite front door



**DINING ROOM:** 11' 7"(to stair recess) x 8' 2" (2.49m x 3.53m) Double glazed window, radiator, beamed ceiling and tiled floor. Attractive feature fireplace.



**KITCHEN:** 16' x 7' 3" (4.88m x 2.21m) Radiator and double glazed window. Plumbing for an automatic washing machine, single sink unit with a comprehensive modern range of wall and base units with work surface over and complimentary tiling to the splash backs. Wall mounted gas boiler. Tiled floor. French doors to the garden.



**GROUND FLOOR BATHROOM:** Double glazed window and radiator with heated towel rail. Wash hand basin, W.C and panelled bath with shower over. Complementary modern tiling.



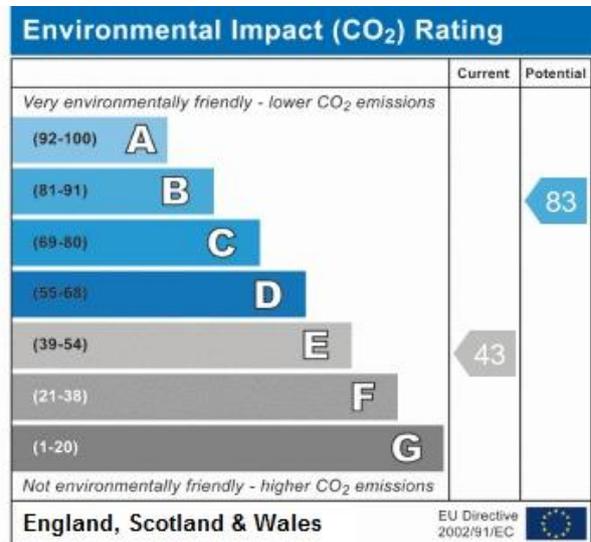
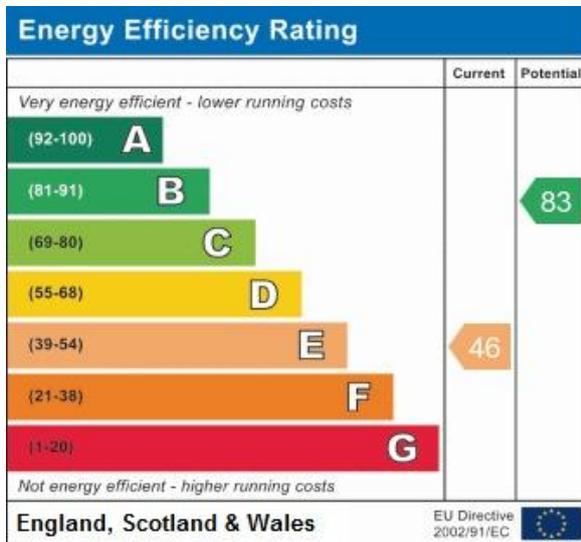
**BEDROOM 1: 12' 5" x 12' 1" (3.68m x 3.78m) Double glazed window, radiator and feature fireplace.**



**BEDROOM 2: 8' 3" x 9' 1" (2.51m x 2.77m) Double glazed window and radiator.**



OUTSIDE: Driveway providing parking with gates to a further area for parking leading to the larger than average garage (12 x15'7) which has power connected. Established well stocked garden with patio area. Drainage by way of septic tank.



**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.