



ChristopherHall
Estate Agents 

8 Clarence Street
Shotton, Deeside, CH5 1AW

- MID TERRACE PROPERTY
- THREE BEDROOM
- IDEAL INVESTOR/ FIRST TIME BUYER PURCHASE
- NO ONWARD CHAIN
- CONVENIENT LOCATION FOR TRANSPORT LINKS
- SHORT DISTANCE TO LOCAL AMENITIES

Asking Price Of £79,995
EPC Rating 'D'



Property Description

Christopher Hall Estate Agents are pleased to offer to the market this two bedroom mid terrace property ideally located for transport links and access to local amenities, gas central heating and uPVC double glazed windows, the property would ideally suit an investor or first time buyer. The accommodation comprises of lounge, dining room, kitchen and bathroom, to the first floor are two double bedrooms. OFFERED WITH NO ONWARD CHAIN

LOUNGE

12' 3" x 10' 0" (3.74m x 3.05m) uPVC double glazed front door into lounge, uPVC double glazed window, central heating radiator.

DINING ROOM

12' 3" x 10' 11" (3.74m x 3.33m) uPVC double glazed window, central heating radiator .



KITCHEN/BREAKFAST ROOM

7' 11" x 6' 9" (2.42m x 2.07m) uPVC double glazed window, a range of wall and base units in 'wood effect', stainless steel sink and drainer, chrome mixer tap, extractor fan.

BATHROOM

10' 9" x 6' 2" (3.30m x 1.89m) two uPVC double glazed windows, corner bath, WC and basin. combi gas central heating boiler.

BEDROOM

12' 4" x 9' 10" (3.76m x 3.00m) uPVC double glazed window, central heating radiator.



BEDROOM TWO

12' 4" x 10' 11" (3.76m x 3.34m) uPVC double glazed window, central heating radiator.

OUTSIDE

Enclosed rear garden with rear access.

NOTE FROM THE AGENT

VIEWING

Strictly by appointment only through the agents
Deeside Office

OPENING TIMES

MONDAY FRIDAY 09:00 17:00

SATURDAY 10:00 15:00



FORDE & HALL

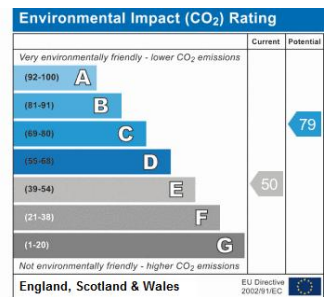
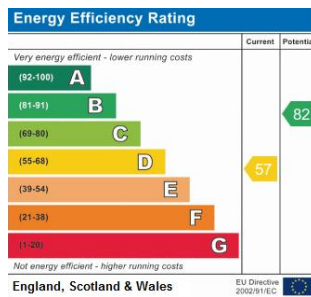
For advice on mortgages and all aspects of house purchasing, contact Forde & Hall Independent Mortgage Brokers at the Shotton office.

Please note: Your home may be repossessed if you do not keep up repayments on your mortgage

NOTE

Please note that none of the appliances have been tested by the estate agents





24 Chester Road West
Shotton
CH5 1BX

cheashotton@hotmail.co.uk

01244
831444

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements