

Henrietta Street, Shotton, Deeside, CH5 1AJ  
£89,950    **NO CHAIN**    MS10270



**DESCRIPTION:** A two bedroom terraced house with lovely original bedroom fire places which will need some updating and briefly comprises: entrance hall, front sitting room, lounge, kitchen and ground floor shower room. On the first floor are two double bedrooms. The property also benefits from double glazing and gas heating. Rear enclosed yard.

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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 and turn right into Chester Close. Take the next left into St David's Drive and first left into Henrietta Street 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 in an established residential area being convenient for local shopping facilities and public transport.

**HEATING:** Gas heating with radiators.

**ENTRANCE HALL:** Radiator.

**SITTING ROOM:** 10' x 8' 4" (3.05m x 2.54m) This is currently being utilised as a ground floor bedroom. Radiator and double glazed window. Tiled fireplace.



**LOUNGE:** 12' 2" x 10' 9" (3.71m x 3.28m) Radiator and double glazed window. Wall mounted gas fire. Useful under stairs storage space.



**KITCHEN:** 7' 9" x 7' (2.36m x 2.13m) Double glazed window. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and wall and base units with work surface over. Tiling to splash back areas.



**REAR HALL** Built in storage cupboard. Double glazed rear exit.

**GROUND FLOOR SHOWER ROOM** Radiator, double glazed window, w.c., wash hand basin and shower cubicle. Complimentary tiling.



**BEDROOM 1:** 12' 3" (max)x 11' 1" (3.73m x 3.38m) Radiator and double glazed window. Original fireplace. Cupboard housing the gas boiler.



BEDROOM 2: 12' 4" (max)x 10' 10" (3.76m x 3.3m) Radiator and double glazed window.  
Original fire place.



OUTSIDE: Enclosed rear yard.



**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.