MOLYNEUX
ESTATE AGENTS - VALUERS - SURVEYORS

Henrietta Street, Shotton, Deeside. CH5 1AJ

£135,000 **NO CHAIN** MS11449



DESCRIPTION: A spacious 2 bedroom end terraced house with gardens which briefly comprises:-entrance hall, lounge, dining room, fitted kitchen, landing which provides space for study/office, two double bedrooms and a larger than average modern bathroom. Gas heating and double glazing. Gardens to the front and rear. Viewing recommended.

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-5.00pm Monday – Friday 10.00am – 2.00pm Saturday

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DIRECTIONS: Turn right out of the Shotton office and proceed under the railway bridge. Turn right into Chester Close and first left and left again into Henrietta Street where the property will be seen on the left hand side.



ARLA NAEA
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

LOCATION: Situated in an established residential area being convenient for local shopping facilities and public transport.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Radiator.



LOUNGE: 11' (max) x 10' 1" (3.35m x 3.07m) Radiator and double glazed window. Open fireplace.





DINING ROOM: 12' (max) x 12' (3.66m x 3.66m) Radiator and double glazed window.





KITCHEN: 11' x 7' 11" (3.35m x 2.41m) Double glazed window. Single stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Wall mounted gas boiler in housing. Double glazed rear exit..




LANDING/STUDY AREA 7' 10" x 4' (2.39m x 1.22m) Radiator and double glazed window.

BEDROOM 1: 15' (max) x 10' 10" (4.57m x 3.3m) Double glazed window.




BEDROOM 2: 12' x 9' (3.66m x 2.74m) Double glazed window.




BATHROOM: 7' 9" x 6' (2.36m x 1.83m) Radiator, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary modern tiling.



OUTSIDE: Enclosed front garden with established shrubs. To the rear is a paved area and lawn garden. Storage shed.





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.

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