MOLYNEUX
ESTATE AGENTS - VALUERS - SURVEYORS

21 Chester Road West, Queensferry, Deeside, Flintshire, CH5 1SA
£150,000 MS11277



DESCRIPTION: An ideal investor opportunity to acquire a one bedroom ground floor flat and a two bedroom first floor flat. The ground floor flat comprises:- entrance hall. bright and airy lounge, one double bedroom, fitted kitchen, utility room and bathroom. The first floor flat comprises:- entrance hall and landing, lounge, kitchen, two bedrooms and shower room. Both flats are double glazed and have gas heating. Independent gas and electricity supply. Enclosed garden to the rear with two storage sheds and parking for 2- 3 cars. 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 to Queensferry. After passing the fire station the properties will be seen on the right hand side.



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

LOCATION: Convenient for local shopping and public transport. Easy access to the A55 link Road.

HEATING: Gas heating with radiators.

FLAT A

ENTRANCE HALL: Radiator and laminate floor.

LOUNGE: 15' 2" x 11' 8" (4.62m x 3.56m) Radiator and double glazed window. Log style gas fire. Laminate floor.



KITCHEN: 13' 7" x 8' 6" (4.14m x 2.59m) Radiator and two double glazed windows. Single stainless steel sink unit with storage below and matching wall and base units with work surface over. Built in storage cupboard. Door to the garden.



UTILITY ROOM: 8' 9" x 4' 7" (2.67m x 1.4m) Radiator, double glazed window, plumbing for an automatic washing machine. Wall mounted gas boiler and wall storage units.



BEDROOM 1: 15' 2" x 11' 1" (4.62m x 3.38m) Radiator and double glazed window.



BATHROOM: Radiator, double glazed window, w.c., wash hand basin and panelled bath with shower over. Complimentary tiling.



FLAT B

ENTRANCE HALL: stairs to landing.

LANDING Loft access and airing cupboard



KITCHEN/BREAKFAST ROOM: 13' 7" x 8' 2" (4.14m x 2.49m) Radiator and two double glazed windows. Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching wall and base units with work surface over. Wall mounted gas boiler.





LOUNGE: 13' 3" x 11' 9" (4.04m x 3.58m) Radiator and double glazed window. Electric fire on a hearth.



BEDROOM 1: 14' (max)x 11' (4.27m x 3.35m) Radiator and double glazed window.



BEDROOM 2: 8' 5" x 8' 5" (2.57m x 2.57m) Radiator and double glazed window.



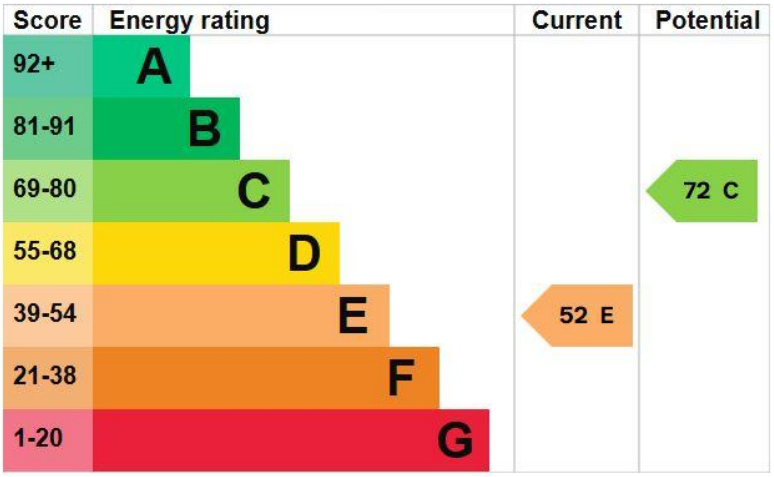
WET ROOM Radiator, double glazed window, w.c., wash hand basin and floor shower.. Complimentary tiling.



OUTSIDE: Paved frontage and enclosed garden to the rear with established shrubs/plants. Parking for up to 3 cars. Two brick built storage sheds.







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