



For Sale

£126,500



- Attractive Terraced Property
- Spacious Living Accommodation
- Two Separate Reception Room
- Two Large Bedrooms
- Off Road Parking/Large Enclosed Cour
- Gas Central Heating
- Double Glazing
- Fitted Kitchen/Breakfast Area
- Fitted Bathroom to First Floor
- NO ONWARD CHAIN

**King Edward Street
Shotton, CH5 2DW**

Property Description

A deceptively spacious two double bedroom bay fronted mature terraced home making it an ideal purchase for a first-time buyer, buy to let or family home. The property offers the full benefits of gas fired central heating, two separate reception rooms, fitted kitchen with breakfast area, large fitted bathroom to the first floor. There is a generous sized courtyard area to the rear with double gates gaining access to off road parking. An early inspection is strongly recommended to avoid disappointment as the agent has priced the property for a quick sale.

Location

Conveniently located of the main high street being close to all the shops, bars etc but also very accessible to all the major Towns and Cities including Chester, Wrexham, North Wales Coast, Liverpool, Mold etc. There is a good selection of leisure centres within the local area and there is always regular public transport.



Entrance Hall

Partly glazed timber panelled entrance door with window above leading into entrance hall, central heating radiator, part tiling to floor, dado rail, stairs leading to the first floor.

Lounge: 14.93' x 11.52' (4.55m x 3.51m)

Measured into bay window and recess. Double glazed bay window to the front elevation, central heating radiator, timber feature fire surround incorporating living flame gas fire, dado rail, two wall light points.

Dining Room: 11.98' x 12.93' (3.65m x 3.94m)

Measured into recess. Timber feature fire surround, picture rail, double glazed window to the rear elevation, central heating radiator, understairs storage cupboard.

Kitchen/breakfast Area: 15.22' x 8.50' (4.64m x 2.59m)

Fitted kitchen comprising of a range of eye level and base fitted units with complimentary worktops incorporating stainless steel drainer sink unit with lever taps, built in oven and hob, plumbing for washing machine, space for dishwasher, part tiled to walls, wall mounted central heating boiler, double glazed windows to the side and rear elevations, central heating radiator, cushioned flooring, partly glazed timber door gaining access to the rear.

Landing

Central heating radiator.

Bedroom 1: 12.99' x 15.12' (3.96m x 4.61m)

Measured into recess, Double glazed window to the front elevation, central heating radiator, access to loft.

Bedroom 2: 13.06' x 9.35' (3.98m x 2.85m)

Measured into recess, central heating radiator, double glazed window to the rear elevation.

Bathroom.

Fitted white bathroom suite comprising of panelled bath with telephone style shower attachment with shower screens both sides, pedestal wash hand basin, low level w.c, part tiled to walls, vinyl floor covering, central heating radiator, double glazed window to the rear elevation, large storage cupboard with fitted shelving and louvered doors.

Externally

To the front of the property there is a decorative gravel area screened by dwarf brick wall with wrought iron fencing and wrought iron gate leads to the pathway leading to the front entrance door. To the rear there is a large mainly flagged enclosed courtyard area with space for parking with timber gates to shared access.

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81-91	B		
69-80	C		76
55-68	D		
39-54	E	45	
21-38	F		
1-20	G		

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