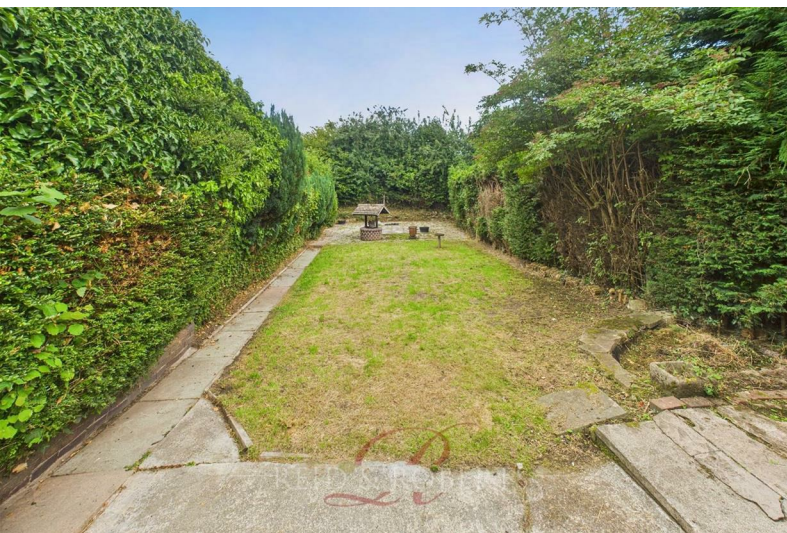




15 The Woodlands Chester Road

Dobshill, Deeside, CH5 3NA

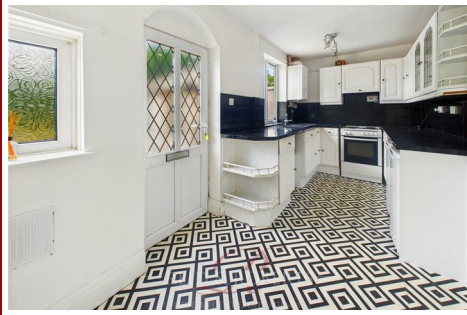
Offers Over £180,000



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Property Description

Reid & Roberts Estate and Letting Agents are delighted to bring to the market this well-presented Two Bedroom Semi-Detached Home, occupying a generous plot with an unusually spacious rear garden rarely found in properties of this type. Ideal for first-time buyers, young families, or investors alike, this home offers excellent potential in a well-connected and popular village location.

The internal accommodation is both bright and well-proportioned, and in brief comprises: Entrance Hallway, a comfortable Lounge featuring a large built-in storage cupboard, and a Kitchen/Dining Area overlooking the rear garden. To the first floor, the property offers two generously sized double bedrooms and a modern fitted bathroom. Externally, the standout feature of this home is the exceptionally large rear garden, offering a superb outdoor space that could lend itself to further landscaping, extension (subject to planning), or simply enjoyed as it is.

This home is conveniently placed within easy reach of a wide range of local amenities including shops, supermarkets, primary and secondary schools, and recreational facilities. The area is well regarded for its excellent transport links, with easy access to the A55 and A483, making commuting to Chester, North Wales, and the wider North West both quick and convenient.

Early viewing is highly recommended to appreciate the size of the plot and the potential this fantastic property has to offer.

Accommodation Comprises

The property is approached via a charming wrought iron gate leading onto a paved patio-style forecourt, offering a welcoming first impression. Steps rise to the main entrance, where a composite door with frosted glass inset opens into the reception hallway.

Entrance Hallway

The entrance hallway is bright and inviting, engineered wood wooden flooring, a double panelled radiator, and textured ceiling with a central light point. Stairs rise to the first floor, and a door leads directly into the main living space.

Lounge

A generously proportioned reception room enjoying excellent natural light via a large UPVC bay window to the front elevation, complete with leaded pane top openers. The room benefits from a double panelled radiator, TV aerial and power points, as well as a textured

and coved ceiling. A door opens to an extensive under stairs storage cupboard, which is of excellent size and offers potential for conversion into a ground floor WC. The cupboard also houses a radiator and features a sloped ceiling, adding useful and adaptable storage options.

Kitchen/Dining Room

To the rear of the property is a well-appointed kitchen, comprising a range of wall, base, and drawer units some with glass-fronted display cabinets for decorative storage and open shelving. Granite-effect worktops provide ample surface space, and there is void and plumbing for a washing machine, voids for both fridge and freezer, as well as space for an electric cooker with oven and hob. Additional features include a one-and-a-half bowl sink unit with mixer tap and drainer, tiled-effect vinyl flooring, splashback tiling, and two central ceiling light points. Natural light is drawn in from both a UPVC double glazed window and frosted UPVC rear door, which provides access to the rear garden. A further frosted UPVC window adds additional brightness, and the room also houses the Ideal Combi Boiler.

Stairs From Hallway Rise To

Landing

The landing provides access to the loft via hatch and benefits from a UPVC frosted window to the side elevation, along with a central ceiling light point.

Bedroom One

A well-proportioned double bedroom featuring UPVC double glazed windows to the front elevation with fitted Venetian blinds, engineered wooden flooring, textured ceiling, central light point, and a double panelled radiator.

Bedroom Two

Also a comfortable double room, this space overlooks the rear garden via a UPVC double glazed window, again with fitted Venetian blinds. The room features matching flooring to bedroom one, a double panelled radiator, and a central ceiling light point.

Bathroom

The bathroom has been stylishly refitted and comprises a modern three-piece suite, including a P-shaped panelled bath with main-fed rainfall shower and handheld attachment, low flush WC, and wash hand basin. Finished with tile-effect flooring, splashback tiling, a heated towel rail, and a frosted UPVC window to the rear elevation with a top opener and fitted Venetian blind. The bathroom also includes an extractor fan and a recessed spotlight.

Tel: 01352 700070

Outside

The rear garden is particularly impressive in size and privacy, featuring a paved patio, lawned section, and a decorative gravelled area. A striking feature is the brick-built ornamental well, which adds character to the space. The garden is bordered by a range of mature shrubs, trees, and bushes, offering excellent seclusion and a peaceful outdoor setting. Side access leads to the front of the property via a paved pathway and wrought iron gate.

EPC Rating G

Council Tax Band C

Do You Have A Property To Sell?

Please call 01352 700070 and our staff will be happy to help with any advice you may need. We can arrange for Lauren Birch or Holly Peers to visit your property to give you an up to date market valuation free of charge with no obligation.

How To Make An Offer

Call a member of staff who can discuss your offer and pass it onto our client. Please note, we will want to qualify your offer for our client

Loans and Repayments

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Looking For Mortgage Advice?

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352 700070

Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Would you like to arrange a viewing?

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Mold office on 01352 700070. Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.



Road Map



Hybrid Map



Terrain Map



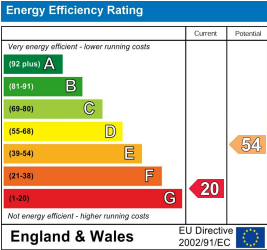
Floor Plan



Viewing

Please contact our Reid & Roberts - Mold Office on 01352 700070 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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