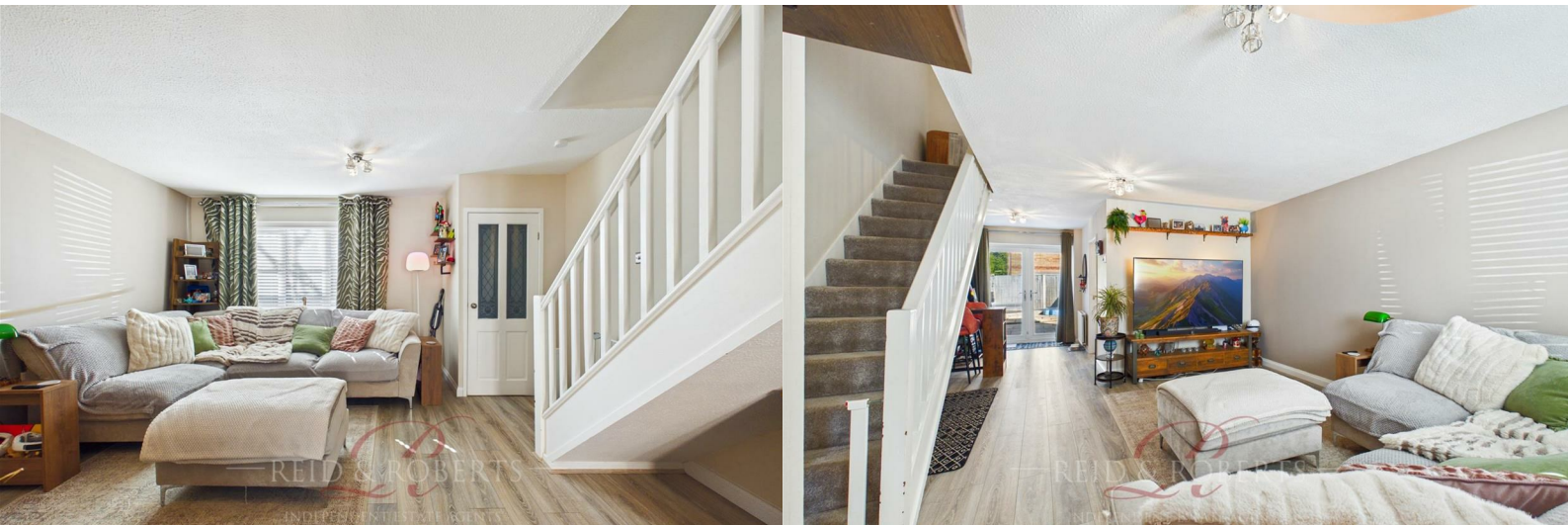




2 Stainton Grove

Connah's Quay, Deeside, CH5 4YG

Offers Over £200,000



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Accommodation Comprises

The property is approached via a wooden door into the entrance porch.

Door Leading into:

Entrance Porch

A welcoming and practical entrance porch provides a pleasant introduction to the home and access into the main living accommodation.

Lounge

25'7" x 15'0" (7.82m x 4.59m)

A generous and wonderfully light open-plan living and dining space, providing plenty of room for both comfortable everyday living and entertaining.

A uPVC double-glazed window to the front elevation allows plenty of natural light into the room, whilst uPVC double-glazed patio doors open directly onto the rear garden, creating an excellent connection between the indoor and outdoor spaces.

With two double-panelled radiators, aerial and telephone points, textured ceiling and three ceiling light points.

Kitchen

9'3" x 7'3" (2.83m x 2.23m)

The kitchen is fitted with a range of wall and base units complemented by granite work surfaces, providing an attractive and practical space for everyday cooking.

Integrated appliances include a four-ring gas hob, electric oven and extractor hood, together with a stainless-steel sink and drainer with mixer tap and splashback tiling. There is plumbing for a washing machine and space for a fridge/freezer, whilst tiled flooring provides a practical finish.

A uPVC double-glazed window overlooks the rear elevation and the property also benefits from a Vaillant combination boiler, installed approximately four years ago.

Stairs From Lounge Rise To

Landing Area

The first-floor landing provides access to all three bedrooms and the family bathroom. There is also loft access and a useful built-in storage

cupboard, together with a textured ceiling and ceiling light point.

Doors Leading to:

Master Bedroom

13'11" x 8'7" (4.25m x 2.63m)

A well-proportioned principal bedroom with uPVC double-glazed window to the front elevation, single-panel radiator, telephone point, textured ceiling and ceiling light point.

Bedroom Two

10'11" x 8'6" (3.34m x 2.61m)

A good-sized and versatile second bedroom featuring a uPVC double-glazed window overlooking the rear elevation, single-panel radiator, textured ceiling and ceiling light point.

Bedroom Three

7'7" x 6'1" (2.32m x 1.87m)

A further bedroom with a uPVC double-glazed window to the front elevation, single-panel radiator, textured ceiling and ceiling light point. The room would work equally well as a child's bedroom, nursery or home office depending on requirements.

Family Bathroom

6'0" x 5'10" (1.85m x 1.80m)

The family bathroom is fitted with a three-piece suite comprising panelled bath with electric shower over, wash hand basin with mixer tap and low-flush WC.

Fully tiled walls, tiled flooring and a heated towel rail provide a smart and practical finish, whilst a frosted uPVC double-glazed window to the rear elevation provides natural light and privacy.

Garden

Occupying a desirable corner plot, the property enjoys a particularly attractive outside space which provides a real extension of the home during the warmer months.

The private rear garden has been designed with ease of maintenance in mind and is predominantly paved with established flower beds and shrubs providing colour and interest. Two separate decked seating areas provide excellent spaces for outdoor dining, entertaining or simply relaxing.

The property also benefits from a detached garage, providing valuable additional storage, together with a driveway offering off-road parking for approximately three vehicles.

Tel: 01352 700070

EPC Rating - C

Council Tax Band - C

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.

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

Looking For Mortgage Advice?

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Our Opening Hours

MONDAY - FRIDAY 9.00am - 5.30pm

SATURDAY 9.00am - 4.00pm

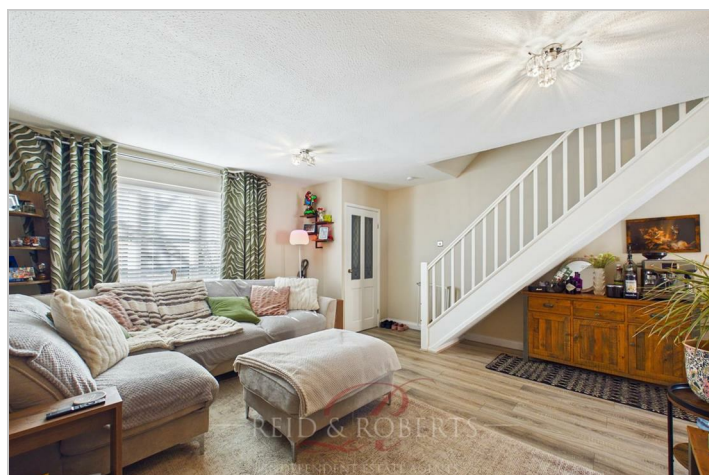
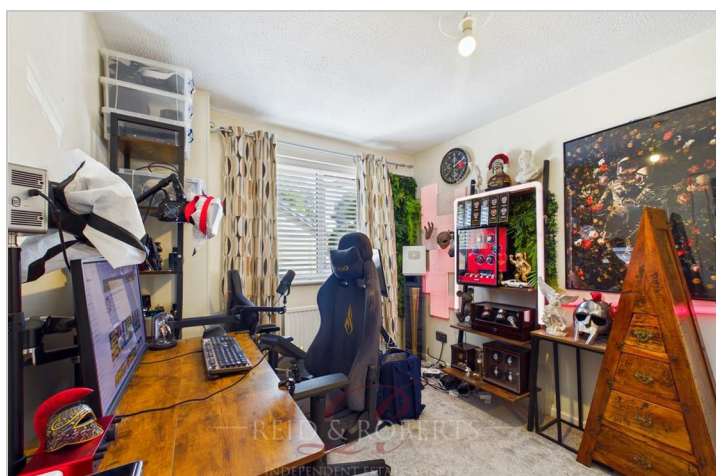
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS 7 DAYS A WEEK

Services

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Tenure Information

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.



Road Map



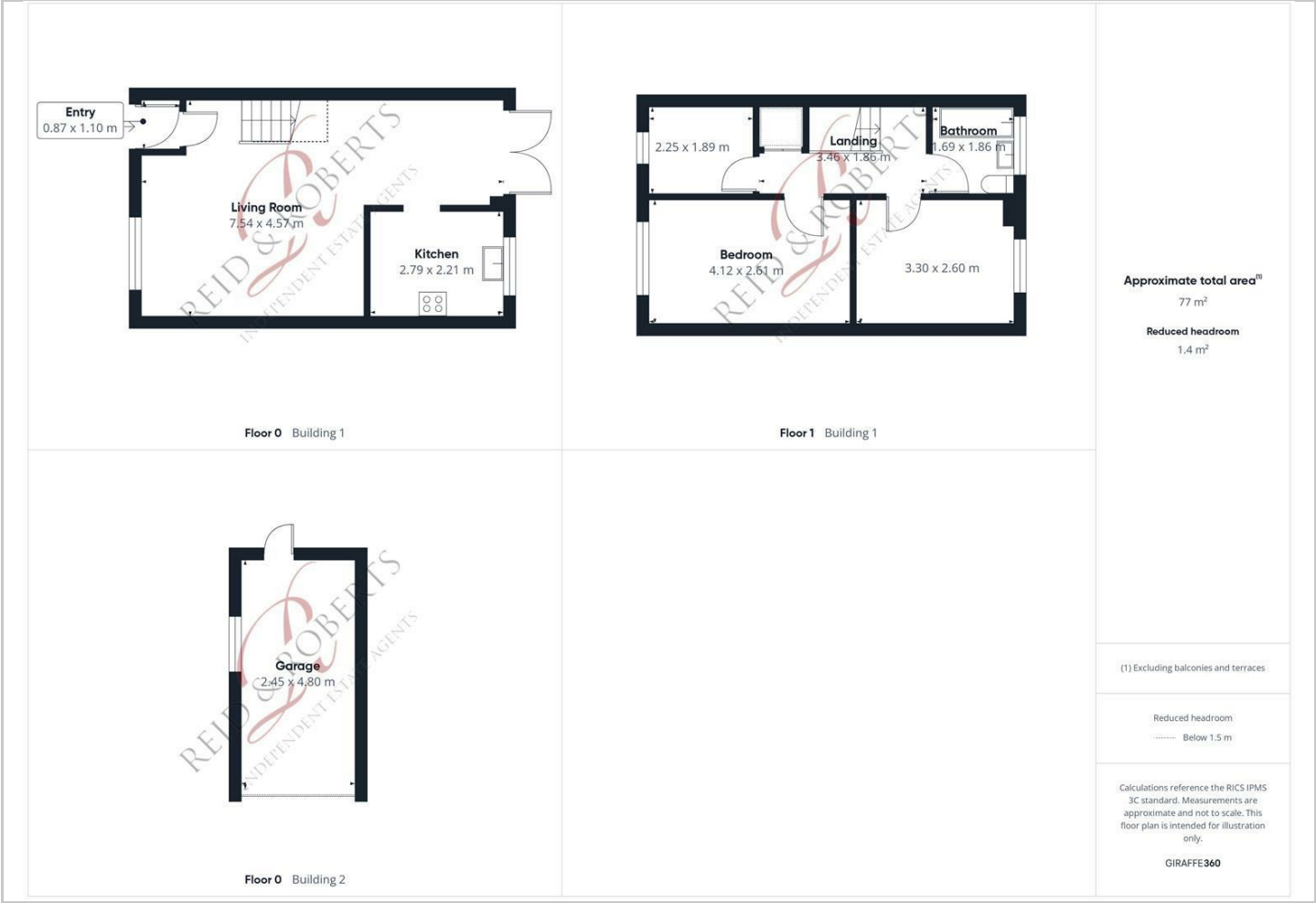
Hybrid Map



Terrain Map



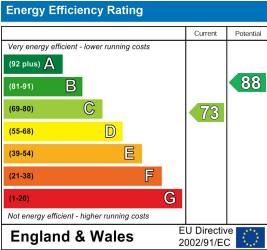
Floor Plan



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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