



## 81 Alexandra Street

Shotton, Deeside, CH5 1DL

Offers Over £100,000



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## Property Description

Reid & Roberts Estate and Letting Agents are pleased to present this well-maintained two-bedroom end of terrace property, ideally located in the heart of Shotton Town Centre and within walking distance of local amenities, shops, schools, and excellent transport links. Offered with no onward chain, this move-in-ready home is perfect for first-time buyers, downsizers, or investors seeking a central and low-maintenance property.

The property briefly comprises of a bright and welcoming lounge with electric fire and marble-effect hearth, a modern kitchen/dining area to the rear with integrated oven, gas hob, and extractor, and two well-proportioned bedrooms along with a well-appointed bathroom featuring a panelled bath with shower over, wash hand basin, and low-flush WC. Additional features include gas central heating, UPVC double glazing throughout and a wall-mounted Ideal combi boiler that has been serviced regularly.

The central location provides easy access to everything you need, including Shotton train station and major road networks such as the A55 and A494. This is a fantastic opportunity to acquire a ready-to-go home in a popular and convenient setting – early viewing is highly recommended.

**THERE IS NO SERVICE CHARGE OR RENT APPLICABLE FOR THIS PROPERTY.**

## Accommodation Comprises

Step straight into a bright and welcoming lounge from the front UPVC entrance door, complete with a frosted glazed inset.

## Lounge

The space features a charming marble-effect hearth with wooden mantel and electric decorative fire, double panel radiator, central ceiling light point, and a UPVC double-glazed window to the front elevation with top and side openers. A built-in cupboard also houses the electric and gas meters.

## Stairs lead to First Floor Accommodation

## Landing

Accessed via stairs from the lounge, the landing offers loft access, central ceiling light, and a radiator, with doors leading to all first-floor rooms.

## Kitchen

Fitted with a range of wall, base, and drawer units, granite-effect worktops, a stainless steel one-and-a-half bowl sink with drainer, integrated electric oven with gas hob and extractor hood, and splashback tiling. A wall-mounted Ideal combination boiler is also located here. The space benefits from a UPVC double-glazed window to the side elevation with top and side openers, vinyl flooring, and a double panel radiator.

## Bedroom One

Positioned at the front of the property, the spacious bedroom boasts a large UPVC double-glazed window with side and top openers, a double panel radiator beneath, and central ceiling light point.

## Bedroom Two

A good-sized second bedroom situated to the rear of the property, featuring a UPVC double-glazed window and double panel radiator – ideal as a guest room, nursery, or home office.

## Bathroom

Well-appointed bathroom fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin with taps, and low flush WC. Additional features include a chrome heated towel rail, extractor fan, central ceiling light point, wood-effect laminate flooring, splashback tiling, and part wood panelling to the walls.

## EPC Rating - D

## Council Tax Band - A

### 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.

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### Looking For Mortgage Advice?

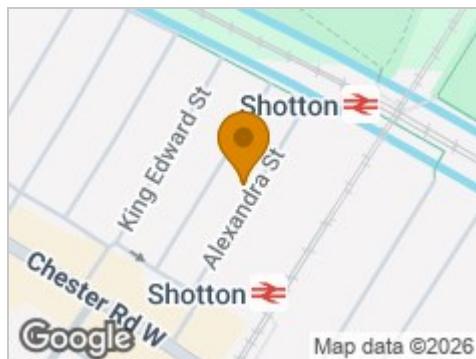
Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone Mold office on 01352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



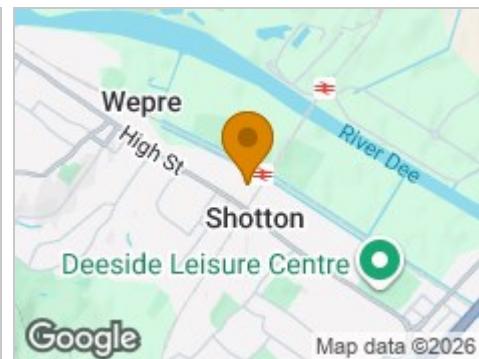
## Road Map



## Hybrid Map



## Terrain Map



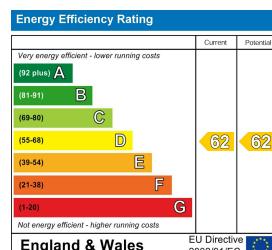
## Floor Plan



## 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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