



64 Terrig Street

Shotton, Deeside, CH5 1XX

£130,000



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Accommodation Comprises

The property is approached via a patio paved driveway leading to a composite front door with patterned stained glass inset.

Entrance Hallway

Accessed via a composite front door with a frosted stained glass inset, the welcoming entrance hallway features stone tile flooring and stairs leading to the first floor. A convenient understairs storage area provides additional practicality.

Lounge

The lounge boasts a traditional brick mantelpiece with a gas fireplace. A bay fronted UPVC window allows for ample natural light, while a dado rail and original wood flooring add to the room. A single panel radiator and central ceiling light point complete the space.

Kitchen

The kitchen features base units and features an integrated fridge, gas hob, and cooker/oven. A one and a half stainless steel sink with mixer tap sits beneath a window to the rear elevation. There is also a single panel radiator, central ceiling light point, and a wall mounted Ideal Exclusive boiler. A useful storage cupboard houses the stop tap.

Dining Area

Flowing from the kitchen, the open-plan dining area includes a gas fireplace and a central ceiling light point. The coved ceiling adds character and dimension, making this a perfect space for family meals or entertaining guests.

Conservatory

Partially built on a dwarf wall with UPVC windows and roof, the conservatory is light and airy. It features a double panel radiator and a central ceiling light point, offering year round usability and lovely views over the rear garden.

Stairs Leading to First Floor

Bedroom One

Located at the rear of the property, Bedroom One features a UPVC window to the rear elevation, central ceiling light point, double panel radiator, and original wooden floorboards.

Bedroom Two

Situated at the front of the property, this room includes a UPVC window, wooden floorboards, single panel radiator, and central ceiling light. The ceiling boasts a distinctive semi circular arch, adding architectural interest.

Bedroom Three

Overlooking the front garden, Bedroom Three has a UPVC window, wood effect laminate flooring, a small half double panel radiator, and a central ceiling light. It also benefits from practical storage shelving above the staircase and in one corner of the room.

Family Bathroom

The family bathroom is fitted with a four piece suite comprising a low flush WC, hand basin, corner bath, and shower cubicle. Partly tiled splashback walls add style. There are two frosted UPVC windows to the rear and side elevations, recessed ceiling lights, and an extractor fan.

Garden

The rear features brick paved and patio paved sections, a small lawn, and a pergola area. A paved patio leads to the side of the property where a brick built shed offers additional storage. There is also a side entrance with a UPVC glass door.

To the front, the property features a paved driveway and a neat lawn area, bordered by mature trees and shrubs, enhancing curb appeal and offering privacy.

EPC Rating D

Council Tax Band B

Tel: 01352 700070

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

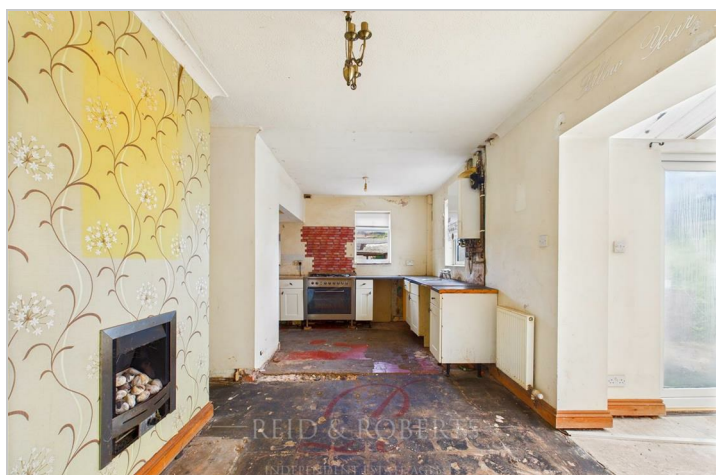
PLEASE NOTE WE OFFER ACCOMPANIED VIEWINGS
7 DAYS A WEEK

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.



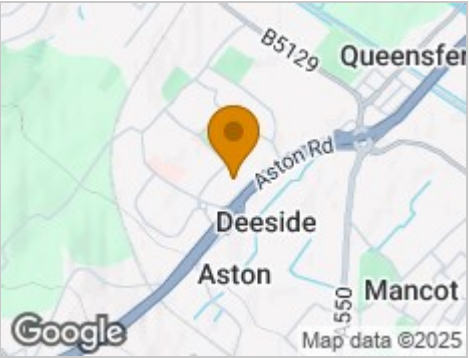
Road Map



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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