REID & ROBERTS

INDEPENDENT ESTATE AGENTS



# 46 Chester Road East

Shotton,  Deeside, CH5 1QA

## Offers In The Region Of £210,000

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### Entrance Hallway
Accessed via a uPVC door with decorative frosted insert, this welcoming space features traditional quarry tiled flooring and exposed ceiling beams, setting the tone for the character found throughout. Central ceiling light point.

### Lounge
A beautifully presented reception room enjoying dual aspect uPVC double glazed windows to the front and side elevations, both fitted with Venetian blinds. The room benefits from oak-effect flooring, exposed beam ceiling, panel detailing, a double panelled radiator, and a central ceiling light point.

### Dining Room
A versatile and generously sized reception room, ideal for both formal dining and entertaining. Featuring continuation of tiled flooring, exposed beams, and a uPVC double glazed window to the front elevation. Patio doors provide direct access to the garden. A substantial under-stairs storage cupboard offers excellent storage or potential for conversion, subject to requirements.

### Kitchen
Located to the rear, the kitchen is fitted with a range of wall, base, and drawer units complemented by wood-effect work surfaces and fully tiled walls. Additional features include slate-effect tiled flooring, space for a gas cooker and tall fridge freezer, inset sink with drainer, and housing for a Potterton Promax combi boiler.

### Rear Porch/Utility Area
A practical addition providing plumbing for a washing machine, with continued tiled flooring and access via a uPVC door to the side garden.

### Shower Room
Appointed with a corner shower enclosure with mains-fed shower, low flush WC, and wash hand basin. Fully tiled walls and flooring, a frosted uPVC window, radiator, and central ceiling light point complete the room.

### Landing
Featuring exposed wooden floorboards and a uPVC double glazed window to the rear elevation, with access to all first-floor accommodation.

### Bedroom One
An impressive principal bedroom boasting vaulted ceilings, exposed original floorboards, and a uPVC double glazed window to the front elevation. A spacious and light-filled room rich in character.

### Bedroom Two
A well-proportioned double bedroom with exposed floorboards and a front-facing uPVC window. Benefiting from over-stairs storage with hanging rails and shelving.

### Bedroom Three
A further good-sized bedroom with exposed floorboards and a uPVC double glazed window to the rear elevation, offering flexibility as a bedroom, nursery, or home office.

### Externally
A true highlight of the property is the substantial wraparound garden, offering an exceptional level of privacy for such a central location. Beautifully established with a variety of mature trees, shrubs, and planting, the garden creates a tranquil, almost woodland-style setting.

Gravel pathways wind through the space, leading to different areas ideal for seating and entertaining, while the overall plot offers excellent versatility for families and keen gardeners alike.

### EPC Rating - to be confirmed.

### Council Tax Band - B

### 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.

## 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.

## 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.









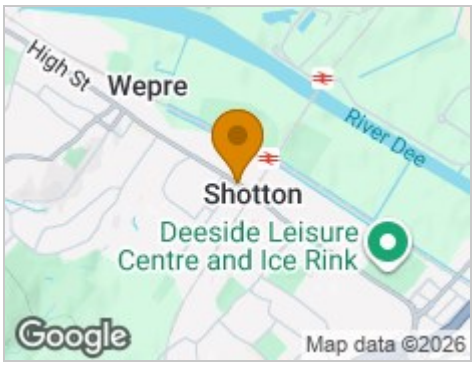
## Road Map




## Hybrid Map




## Terrain Map



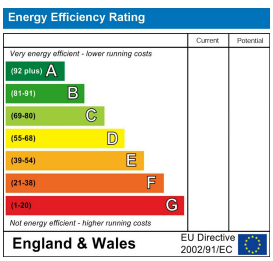

## Floor Plan




## 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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