



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.

Importantly, the land beyond the fence to the left-hand side is also understood to be included within the title, significantly increasing the overall plot size. This area has previously had planning permission, presenting exciting potential for further development, subject to the necessary consents.

EPC Rating - to be confirmed.

Council Tax Band - B

Tel: 01352 700070

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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

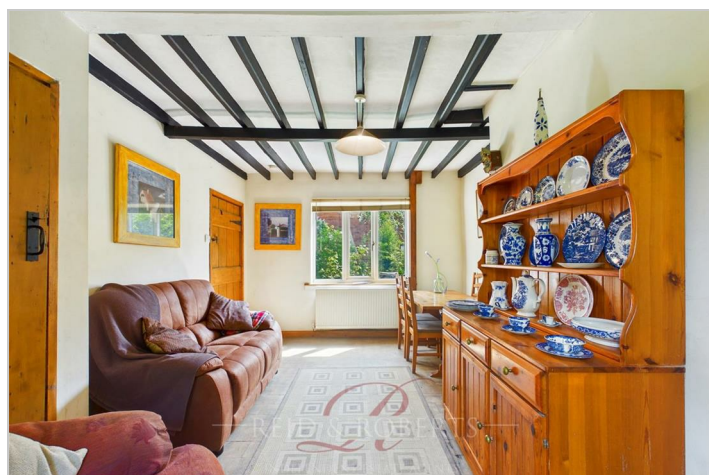
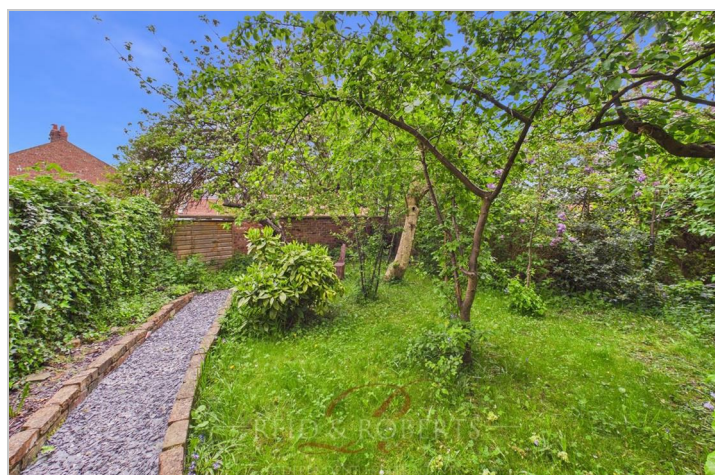
MONDAY - FRIDAY 9.00am - 5.30pm

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.



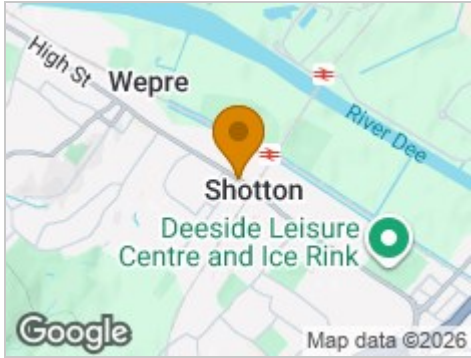
Road Map



Hybrid Map



Terrain Map



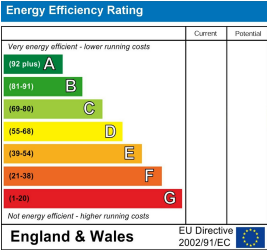
Floor Plan



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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