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Estate & Letting Agents

Butler Street, Deeside

Offers Over £120,000









An attractive and well-presented two-bedroom mid-terrace, ideally suited to first-time buyers, downsizers or those seeking a convenient second home. Offering two well-proportioned reception rooms, a fitted galley-style kitchen, a ground-floor bathroom and two generous bedrooms, the property is tastefully decorated throughout. Externally, the sunny south-facing rear yard provides a lovely space for relaxing and entertaining. Viewing is advised to appreciate this lovely home.

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DESCRIPTION

Upon entering this lovely home, you are welcomed into a light and airy living room featuring an attractive blue feature chimney breast and grey carpet. This leads through to a second versatile reception room, currently used as an additional sitting room, with jungle-inspired feature décor and navy-blue alcoves.

The fitted galley-style kitchen offers soft grey Shaker-style units, oak-effect worktops and a Lamona electric oven and hob. A rear hall provides useful pantry storage and access to the ground-floor bathroom, fitted with a white three-piece suite.

To the rear, there is a pleasant south-facing courtyard with a seating area, useful storage shed and access to the rear alleyway.

To the first floor are two well-proportioned bedrooms, both attractively decorated. The principal bedroom benefits from a built-in wardrobe and additional storage cupboard housing the Worcester gas combination boiler.



LOCATION

Shotton is a popular residential area in Flintshire, approximately five miles from Chester, offering a range of local shops, supermarkets, schools and everyday amenities. The area is well served by a selection of primary and secondary schools, making it a convenient choice for families. Transport links are excellent, with Shotton Railway Station providing connections to Chester, Wrexham, North Wales and Liverpool. The nearby A55 and A494 also offer convenient road access to Chester, Deeside, Liverpool and Manchester, making it an ideal location for commuters.

DIRECTIONS

From our Chester, head south along Lower Bridge Street and turn right onto Castle Street. At the roundabout, take the second exit onto Nicholas Street (A5268), then turn left onto Watergate Street (A548), continuing towards Queensferry. Merge onto the A494/A550 towards the A55 and Conwy, then take the B5129 exit towards Queensferry, Sandycroft and Hawarden. At the roundabout, take the fourth exit onto Chester Road West (B5129). Continue along the road, turning left onto Shotton Lane, then right onto Butler Street. The property will be located on the left-hand side.



LIVING ROOM

12'1" x 9'10"

A spacious and nicely presented reception room with light and airy décor, featuring white walls, ceiling and woodwork, complemented by a blue feature chimney breast with brick-effect wallpaper. There is grey speckled carpeting, a radiator, white UPVC window overlooking the front street and a white pendant light fitting. A white-painted MDF door with chrome furniture leads through to the second reception room.



SECOND RECEPTION ROOM

12'1" x 10'9"

Currently used as a second sitting room, this well-proportioned space is attractively decorated with a jungle-themed feature wallpaper to the chimney breast and navy blue alcoves. Further features include white walls, ceiling and skirting boards, grey speckled carpeting, a radiator and pendant light fitting. A white UPVC window overlooks the rear yard, with a door leading through to the kitchen.



KITCHEN

7'10" x 6'10"

A fitted galley-style kitchen comprising soft grey Shaker-style base units, oak-effect laminate worktops and white metro wall tiling. Appliances include a Lamona electric oven and hob, with additional space for a washing machine and fridge freezer. There is a one-bowl stainless steel sink with mixer tap and a white UPVC window overlooking the rear yard. The room is finished with white-painted walls and ceiling, oak-effect herringbone cushioned flooring and a white LED strip light.

REAR HALL

2'11" x 6'2"

Featuring a built-in pantry, white-painted walls and ceiling, and a globe ceiling light. A partially glazed white UPVC door provides access to the rear yard, while a white-painted MDF door leads into the downstairs bathroom.



BATHROOM

6'2" x 6'2"

Fitted with a white bathroom suite comprising a pedestal wash basin, WC and bath with shower screen and shower mixer tap. The bathroom benefits from white UPVC ceiling panels, an in-wall extractor fan, a radiator and a white UPVC window with privacy glass. The walls are finished with white tiling around the bath, basin and WC, with half-height tiling around the window and green-painted walls elsewhere. Oak-effect chevron-patterned cushioned flooring completes the room.



REAR YARD

A pleasant rear yard with a seating area and concrete pathways. There is a former brick coal shed, providing useful additional storage, alongside a designated bin storage area. A gate provides access to the rear alleyway.

FIRST FLOOR LANDING

The staircase is fitted with matching grey speckled carpeting and leads to the first-floor landing, which benefits from a white pendant light fitting and smoke alarm.



BEDROOM TWO

9'10" x 12'1"

A well-presented second bedroom featuring a muted pink feature wall and chimney breast, complemented by white-painted walls, ceiling and skirting boards. Further features include a picture rail, white pendant light fitting, grey speckled carpeting and a white UPVC window overlooking the front street.



PRINCIPAL BEDROOM

12'1" x 10'9"

A spacious principal bedroom featuring a built-in wardrobe with green-painted doors and an additional storage cupboard housing the Worcester gas combination boiler. The room is decorated with white-painted walls and woodwork, complemented by a green feature chimney breast. There is grey-green speckled carpeting, a white pendant light fitting and a white UPVC window overlooking the rear yard. Access to the loft is available via a ceiling hatch.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

ARRANGE A VIEWING

Please contact a member of our team on 01244 403900. Viewings are strictly by appointment via our Chester branch.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

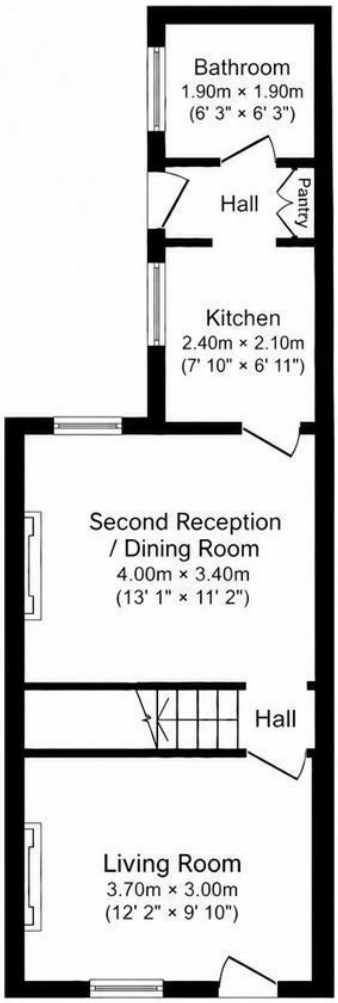
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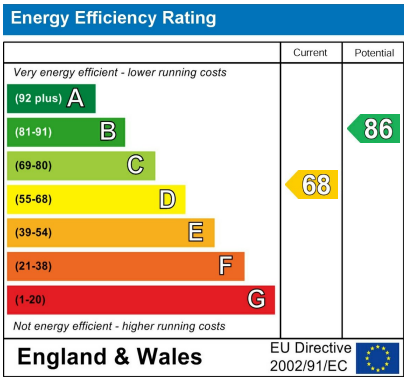
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9 BUTLER STREET



GROUND FLOOR

For illustrative purposes only. Not to scale.



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