




WILLIAMGLEAVE
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20 The Nook, Deeside, CH5 2BQ
£175,000

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- Extended Three Bedroom
Semi Detached
- Ample Off Road Parking
- Low maintenance Landscaped
Rear Garden
- A Must View
- Great Location
- Council Tax Band C

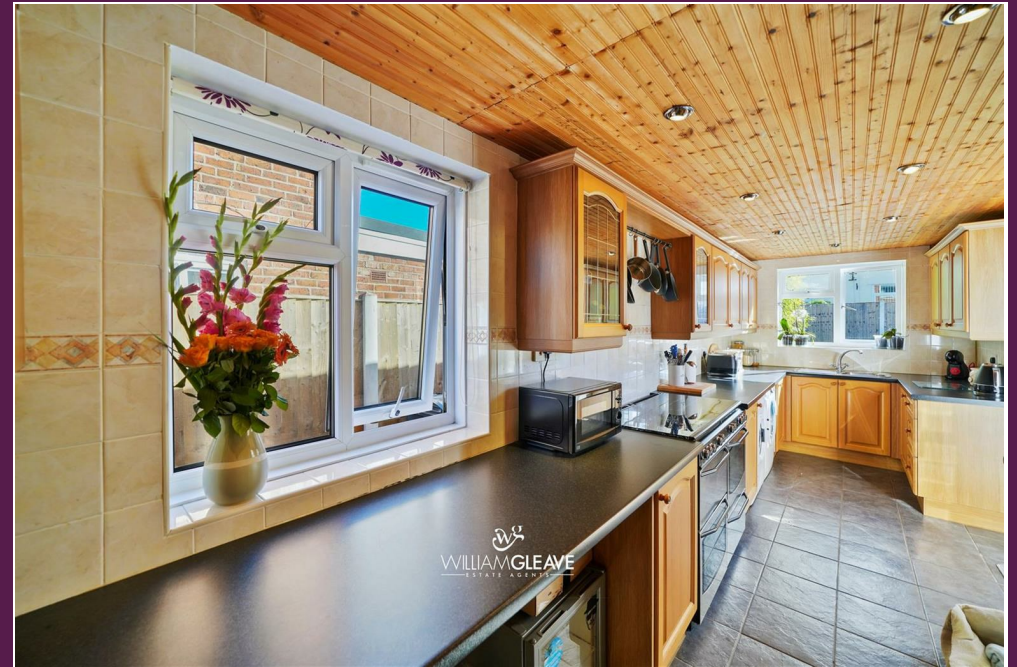


A MUST VIEW | EXTENDED KITCHEN | AMPLE OFF ROAD PARKING

We are pleased to market this well presented three bedroom extended semi-detached family home situated in the popular village of Mancot which is within walking distance to local amenities & schools. We strongly advise an early viewing to appreciate what this property has to offer. In brief the accommodation affords; Entrance Hall, lounge, Diner, extended Kitchen, three bedrooms and shower room, externally there is ample off road parking to the front and a good sized low maintenance garden to the rear




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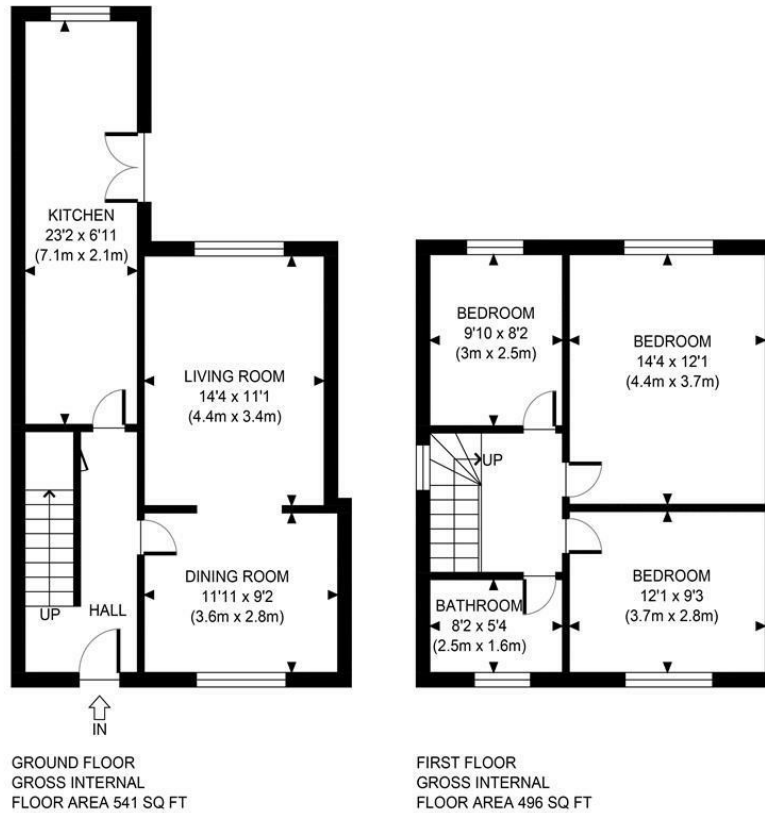
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APPROX. GROSS INTERNAL FLOOR AREA 1037 SQ FT / 96 SQM	The Nook
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 26/09/22
	photoplan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	