



  
**WILLIAMGLEAVE**  
ESTATE AGENTS

13 Ryeland Street,, Deeside, CH5 1DT  
£100,000

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Deeside, CH5 1DT  
£100,000

- NO ONWARD CHAIN
- WALKING DISTANCE TO TOWN CENTRE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- IN NEED OF RENOVATION
- COUNCIL TAX BAND B



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INVESTMENT OPPORTUNITY | IN NEED OF RENOVATION | NO ONWARD CHAIN | THREE BEDROOMS | TWO RECEPTION ROOMS

We are pleased to market this three bedroom mid-terraced property situated in the heart Shotton being close to all local amenities, the property is being offered for sale with No Onward chain and does require some renovation work and an early viewing is essential to appreciate the potential it has to offer. In brief the accommodation affords; Entrance hall, lounge, dining room, kitchen, three double bedrooms and space for bathroom ( WC and wash hand basin soon to be installed) There is also an enclosed garden to the rear with brick built outhouse and garden shed

The property is located in Shotton which provides great amenities including primary & secondary education, supermarkets, shops, banks, post office and pubs/restaurants. This property also enjoys easy access to commuter routes, such as the A55 Expressway and M56/53 Motorways, offering swift passage further into North Wales, towards Chester City, Wirral, Liverpool and Manchester and the local business parks in both Chester and Deeside.

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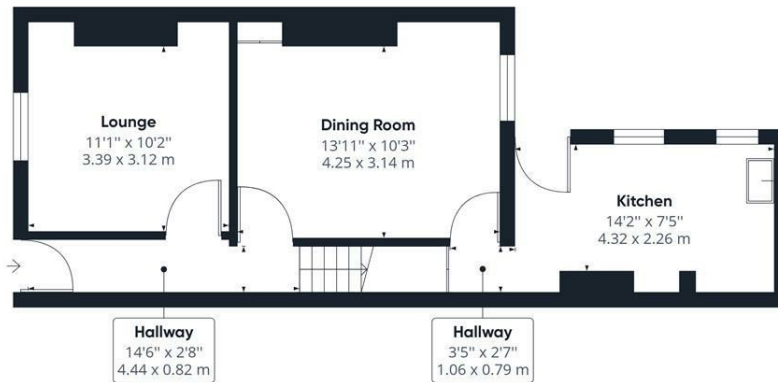
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22 Chester Road West, Shotton,  
Deeside, Flintshire, CH5 1BX

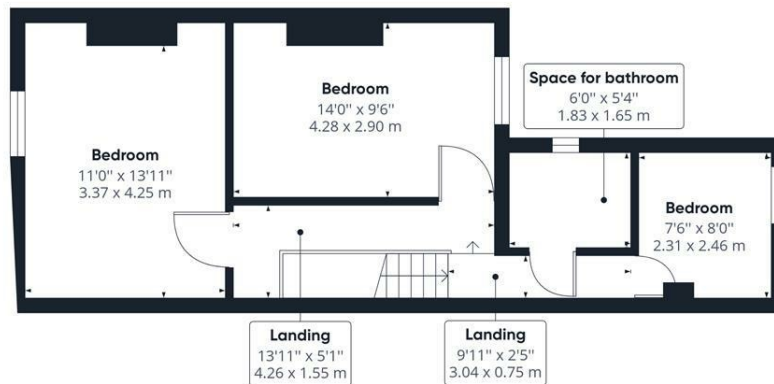
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Floor 0



Floor 1



Approximate total area<sup>(1)</sup>  
927.21 ft<sup>2</sup>  
86.14 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.