



## High Street, Ffrith LL11 5LH

### £90,000

Perfect for investors or cash buyers, this two bedroom ground floor flat is situated within the popular village location of Ffrith and is offered for sale with the added benefit of no onward chain. The property is leasehold with approximately 77 years remaining on the lease. In brief, the accommodation comprises an entrance hallway, living room and kitchen/dining area. Steps lead to an inner landing with doors off to two bedrooms and a family bathroom. Externally, the property benefits from a courtyard area and useful storage to the front, along with ample parking located to the side of the property.

Ffrith is a well-established residential area situated between Buckley and Mold, offering a range of local amenities including shops, schools, leisure facilities and countryside walks nearby. The surrounding towns provide a wider selection of amenities, while the A55 and A494 are within easy reach, offering excellent road links to Chester, North Wales and the wider North West.

- TWO BEDROOM GROUND FLOOR, SPLIT-LEVEL FLAT
- CASH BUYERS
- LIVING ROOM
- BATHROOM
- VILLAGE LOCATION OF FFRITH
- NO ONWARD CHAIN
- ENTRANCE HALLWAY
- KITCHEN/DINING AREA
- ALLOCATED PARKING



## Entrance Hall

Wooden door leads into L shaped entrance hall with stairs to bedrooms and bathroom, carpet flooring, panelled radiator, two ceiling light points and doors off to reception rooms.

## Living Room

Tow uPVC double glazed windows to the front and side elevation. Wooden laminate flooring, panelled radiator, four wall lights and wooden laminate flooring.

## Kitchen/Dining Room

Housing a range of wall, drawer and base units with work surface over incorporating 1.5 stainless steel sink unit with mixer tap over. Integrated electric oven, hob and extractor over. Space for further appliances to include washing machine, tumble dryer and fridge freezer. Space for dining table. Two wall mounted electric radiators, tiled flooring, two ceiling light points and uPVC double glazed window to the side elevation.

## Mid-Level Landing area

Split level bungalow with stairs leading to landing area and doors to two bedrooms and bathroom.

## Bedroom One

UPVC double glazed window to the front elevation. Wooden laminate flooring, wall lights and wall-mounted electric radiator.

## Bedroom Two

UPVC double glazed window to the front elevation. Wooden laminate flooring, wall-mounted electric heater and wall lighting.

## Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with electric shower over. Tiled floor, part-tiled walls, ceiling light point, extractor, chrome heated towel rail, electric heater and door into airing cupboard.

## Additional Information

The property is leasehold 99 years from 16 April 2004, with 77 years remaining on the lease, therefore likely only suitable for cash buyers. There is allocated parking with the property and brick built storage to the front.

## Important Information

**MONEY LAUNDERING REGULATIONS 2003**  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.



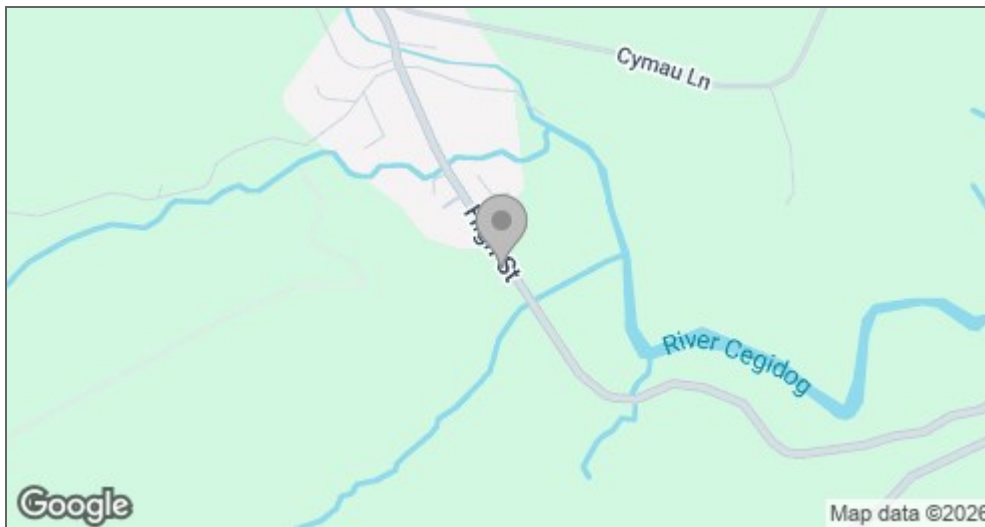
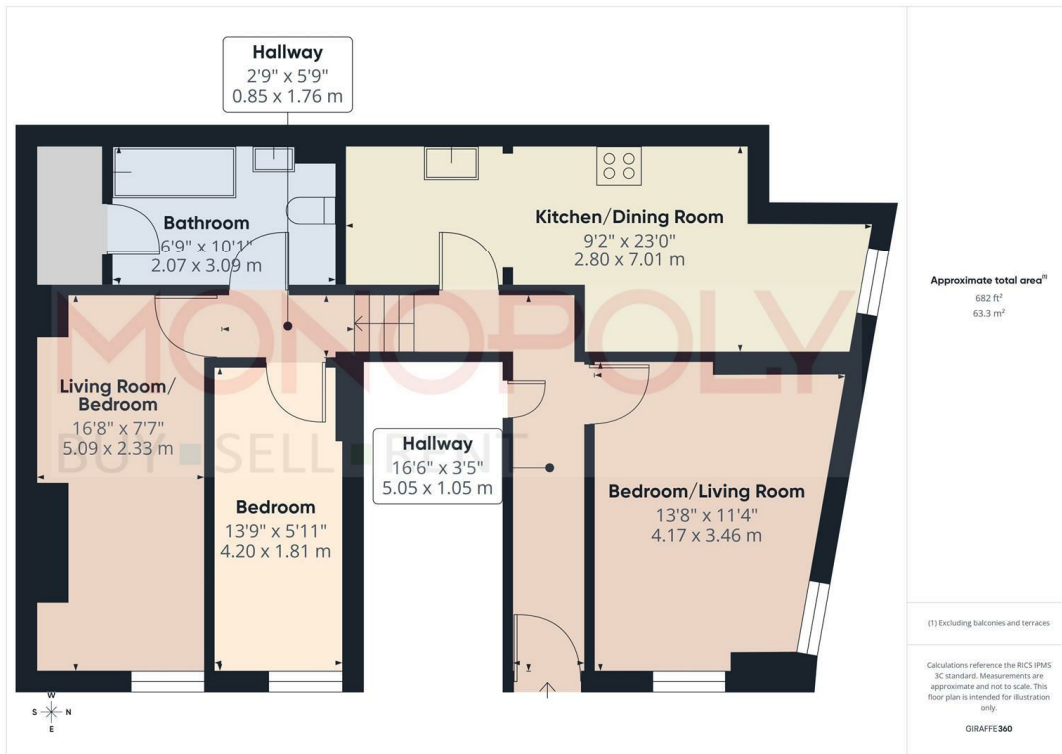


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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