

LOT

137

28 Station Road, Queensferry, Deeside, Clwyd CH5 1SX

*GUIDE PRICE £80,000–£90,000



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Not to scale. For identification purposes only

- **A two story middle terrace mixed use property. Partial double glazing and electric heating.**

Description A two story middle terrace property comprising of a ground floor retail unit currently operating as a café/ sandwich bar together with a 2 bedroomed flat to the first floor accessed via a separate entrance. The property benefits from partial double glazing and electric heating. Please note the property will be vacant on completion.

Situated Fronting Station road in a prominent position within walking distance to local amenities and easy access to transport links.

Ground Floor Main Sales Area, Kitchen, Storage, WC

First Floor Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C

**Beresford
Adams**