



FOR STARTERS



OFFERS OVER
£495,000

MAIN COURSE

Charming 1930s Semi-Detached Home on Hathaway Lane, Shotton

Nestled on the ever-popular Hathaway Lane in Shotton, this 1930s semi-detached home is full of character, space, and potential. With a large private driveway for several cars, a versatile layout, and a fantastic south-west facing garden, this home is perfect for those looking for a property to truly make their own.

Step into a welcoming hallway, with the staircase directly ahead and a convenient downstairs WC neatly tucked underneath. To the right of the stairs, a handy internal door leads into the garage, providing excellent storage or the potential for conversion.

To the left of the hallway, you'll find a stunning front-to-back living and dining room, a beautifully proportioned space with high ceilings, a bay window flooding the room with natural light, and a log burner, adding warmth and charm. At the rear, a door opens directly onto the garden.

Continuing through the hallway, you'll reach the open-plan kitchen and dining room—a space full of potential, ready for transformation tailored to your needs. Walking in you meet a wider galley styled kitchen, with plenty of work top space and cupboards, which leads through to a large dining area. Multiple large windows ensure the room is filled with light, while sliding doors open onto the patio, making it perfect for entertaining and alfresco dining.

Upstairs, the first floor comprises two spacious double bedrooms and one well-proportioned single bedroom. The main bedroom, located at the front of the house, is a bright and airy space with a walk-in bay window, providing a lovely feature and allowing plenty of space for wardrobes and storage. The second double bedroom, situated at the rear, enjoys peaceful views of the garden. A cleverly incorporated small office nook is in the corner, offering a perfect spot for home working or study. The third bedroom, is well-sized and features a large window overlooking the garden, making it ideal as a child's bedroom, nursery, or even a dressing room. These bedrooms are serviced by the main family bathroom, an excellent opportunity for the new owners to create a stylish and contemporary space.



From the first-floor landing, a staircase tucked away behind a door leads to the loft room, a brilliant bonus space with endless possibilities. This versatile area could be transformed into a fourth bedroom, home office, creative studio, playroom, or gym, depending on your needs. With plenty of head height and natural light, it's a fantastic addition to the home, providing extra living space or valuable storage.

The south-west facing garden is a true highlight of the property. It is a fantastic size, offering a decking area perfect for outdoor dining, as well as a long grassed area, ideal for children to play or for keen gardeners to enjoy. At the bottom of the garden, the current owners have built a fully insulated office pod, complete with power and lighting. This impressive space is perfect as a home office, gym, business space, or a relaxing retreat—a real bonus for anyone looking for additional flexible living space.

This wonderful 1930s home offers incredible potential in one of Shottery's most desirable locations. With its spacious layout, period charm, and large private garden, it is perfect for families, professionals, or anyone looking for a property to make their own. Viewing is highly recommended to fully appreciate everything this home has to offer!

KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - E



EPC
Band - D



South West Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage



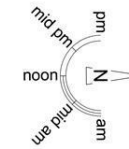
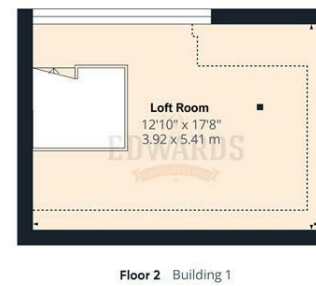
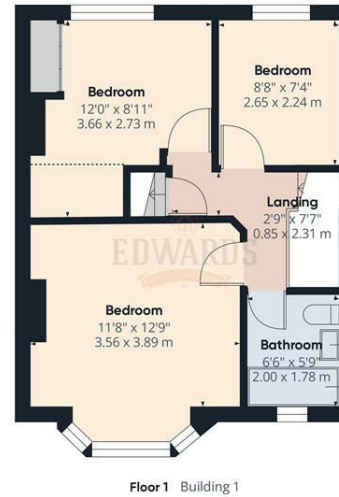
Heating System
Gas Central Heating



Shottery Primary

WHY NOT TAKE
A LOOK INSIDE?
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Approximate total area⁽¹⁾

1588.63 ft²
147.59 m²

Reduced headroom

71.41 ft²
6.63 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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