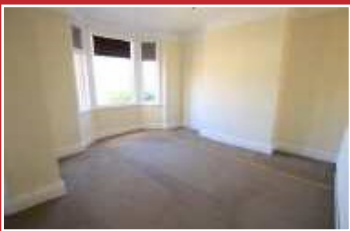


3 Swinchiard Lane, Flint

O.I.R.O £120,000



- Traditional Semi Detached
- Close To Town Centre
- No Onward Chain
- Lounge, Kitchen/Diner
- Three Bedrooms, Bathroom
- Parking and Gardens
- EPC Rating - TBC



## 3 Swinchiard Lane, Flint

A traditional Semi Detached house located on a quiet residential street within walking distance of Flint Town Centre. The property is offered to the market with No Onward chain and is ideally suited to First Time and Investment buyers alike.

The accommodation in brief comprises: Entrance porch, Lounge, Kitchen/Diner and Sun Room to the ground floor, with Three Bedrooms and a Family Bathroom to the First Floor. Externally to the front there is a driveway providing 'Off Road' parking and a paved patio garden. To the rear there is an enclosed yard. The property also benefits from Gas Central Heating and Double Glazing.

Located on the edge of Flint Town and conveniently placed for all amenities to include a Train Station, a variety of shops including a Retail Park, English, Welsh and Catholic Primary Schools and English and Catholic High Schools. A Welsh High School is located in Mold Town which is approximately 5 miles. The A55 is close by which offers a link-up to the main motorway networks throughout the North West.

### ACCOMMODATION COMPRISES

The property is approached via a pathway leading to the front entrance. A composite door with decorative inset leads into:

#### Entrance Porch

Tiled flooring, step up into:

#### Lounge

13'6 x 10'10 (4.11m x 3.30m)

Picture rail, telephone point, t.v.aerial point, stairs leading to first floor accommodation, double panel radiator and bay window to the front elevation.

Door leading into:

#### Kitchen/Dining Room

16'3 x 9'4 (4.95m x 2.84m)

Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with drainer and mixer tap, splashback wall tiling, built in four ring electric hob with electric oven below and extractor hood over, void and plumbing for washing machine and space for fridge freezer. Textured ceiling, vinyl flooring, double panel radiator and double glazed window to the side elevation.

Archway opening into:

#### Sun Room

7'11 x 6'1 (2.41m x 1.85m)

Wall light points, tiled flooring and double glazed door leading to the side elevation.

### STAIRS FROM LOUNGE LEAD TO

#### First Floor Landing

With frosted double glazed window to the side elevation.

Doors leading into:

#### Bedroom One

12'1 x 9'6 (plus wardrobe) (3.68m x 2.90m (plus wardrobe))

Two built in cupboards, picture rail, double panel radiator and double glazed window to the rear elevation.

#### Bedroom Two

11'6 x 10'2 (3.51m x 3.10m)

With built in cupboard, picture rail, telephone point, double panel radiator and double glazed window to the front elevation.

#### Bedroom Three

7'9 x 5'7 (2.36m x 1.70m)

With picture rail, double panel radiator and double glazed window to the front elevation.

#### Family Bathroom

Fitted with a three piece suite comprising panelled bath with electric shower over, wash hand basin set in vanity unit and low level flush w.c. Double panel radiator, vinyl flooring, loft access point and double glazed window to the rear elevation.

### OUTSIDE





## 3 Swinchiard Lane, Flint

The property is approached via a pathway leading to the front entrance and to a paved patio garden area. A driveway provides 'Off Road' parking for two cars. A gate to the side gives access to a further pathway that leads to the enclosed rear yard.

### Council Tax - Band

### Viewing Arrangements

Virtual viewings are encouraged for anyone in a vulnerable health position or not in a financial position to proceed with a sale. Additional photos or a short video can be emailed on request.

Due to the current situation with Covid-19 we will ensure all doors are open and clients take appropriate action and follow the strict government guidelines issued.

A 'Property Viewing Health Disclosure Declaration' may be required to be signed to ensure the safety of staff and viewers.

### To Make An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Services

The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves

as to their working order and condition prior to any legal commitment.

### Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal for yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information please call 01352 762300.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

### Hours of Business

Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

### Misrepresentation Act 1967

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