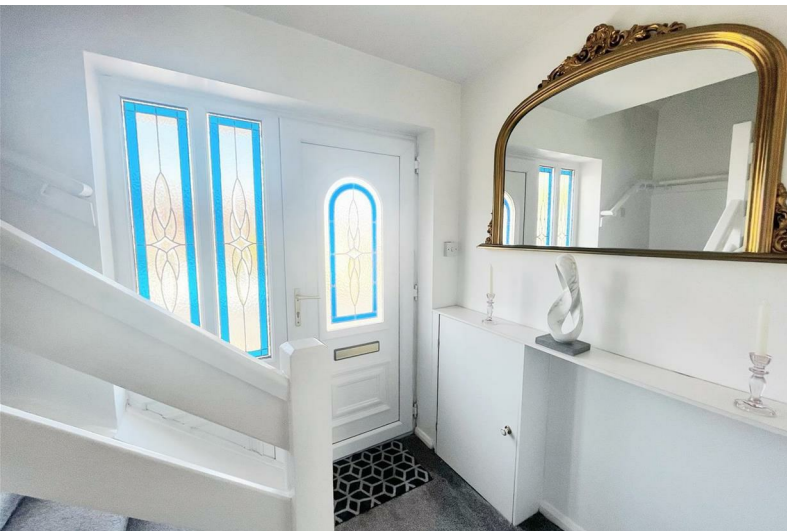




13 Fern Close

, Flint, CH6 5TR

Offers Over £195,000



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DESCRIPTION

This immaculately presented and well maintained Extended Dormer style Three Bed Semi Detached House is situated on a quiet cul-de-sac in the Cornist area of Flint. The property provides versatile family sized accommodation which has disabled adaptations including access ramp, wet room and ground floor reception/bedroom.

The accommodation in brief to the ground floor comprises: Entrance Hall, Cloakroom W/C, Lounge, Kitchen, Dining Room/Bedroom and Wet Room. To the first floor there is a landing giving access to Three Bedrooms and a Family Bathroom. The property is approached via a block paved driveway that provides ample off road parking and continues to the side of the property to the Single Bay Detached Garage to the rear. The patio garden to the rear has been designed for easy maintenance and paved with a ramp accessing the rear of the house.

ACCOMMODATION COMPRISES:

Steps up to:

UPVC double glazed door with decorative inset panel and complimentary side panel with inset decorative glass opening to:

ENTRANCE HALL

Single panelled radiator, built-in storage cupboard housing the utility meter's, two further built-in storage cupboard, stairs leading to the 1st floor accommodation and doors into:

CLOAKROOM W/C

Two piece cloakroom suite comprising: low level flush w/c and wall mounted wash hand basin.

LOUNGE

Upvc double glazed bay window to the front elevation, double paneled radiator, electric fire set on a marble hearth with with 'Adams' style surround and marble inset and double doors opening into:

DINING ROOM/ BEDROOM FOUR

Double panelled radiator, Upvc double glazed door opening to the rear garden with side panel, skylight, textured ceiling, wood effect grey laminate flooring and door into:

KITCHEN

11'0" x 8'0" (3.350.010.00 x 2.440.09)

Housing, a comprehensive range of cream gloss units with

chrome handles comprising of wall, base and drawer units with complimentary roll top work surfaces over, stainless steel one and a half bowl sink and drainer unit with mixer tap over, ceramic splash back tiling, built-in electric oven with four ring induction hob and stainless steel extractor over, wall mounted 'Worcester' central heating boiler, void and plumbing for washing machine, space for under counter fridge or freezer, space for fridge freezer, vinyl flooring, Upvc double glazed window to the rear elevation and Upvc double glazed door opening to the rear garden.

WET ROOM

Upvc double glazed frosted window to the rear elevation, double panelled radiator, three-piece suite comprising of a wall mounted electric shower with floor drain and anti-slip flooring, wall mounted wash hand basin and smart toilet with bidet facility and sensor flush, extractor fan, wall mounted heater and ceramic splash back tiling.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access hatch, built in storage cupboard and doors into:

BEDROOM ONE

10'4" x 9'0" excl wardrobes (3.15 x 2.74 excl wardrobes)

Upvc double glazed window to the rear elevation, single panelled radiator and built-in modern wardrobe fitment, including two double wardrobes, dressing table and overhead storage cupboards.

BEDROOM TWO

10'11" x 8'10" (3.33 x 2.69)

Upvc double glazed window to the front elevation and single panelled radiator.

BEDROOM THREE

9'1" x 6'11" (2.77 x 2.11)

Upvc double glazed window to the rear elevation, built in wardrobe and single panelled radiator.

BATHROOM

Three piece modern white suite comprising: panelled bath with shower attachment over, low level dual flush w/c and pedestal wash hand basin, Upvc double glazed frosted window to the side elevation, ceramic wall tiling, tiled floor and chrome heated towel rail.

Tel: 01352 762300

OUTSIDE

The property is approached via a block paved driveway that provides ample off road parking and continues to the side of the property to the Single Bay Detached Garage to the rear. The patio garden to the rear has been designed for easy maintenance and paved with a ramp accessing the rear of the house.

GARAGE

Single bay detached garage with up and over door, side courtesy door and single glazed window to the side.

To Arrange A Viewing

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

Reid & Roberts can accept no responsibility and appointments are carried out completely at viewers own risk.

Strictly by prior appointment through Reid & Roberts Estate Agents.

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 High Street Banks and Building Societies and can look for the most competitive rates around. For more information, please call 01352 762300.

* Please Be Advised * YOUR HOME IS AT RISK IF YOU DO NOT

KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

To Make An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in purchasing 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.

Opening Hours

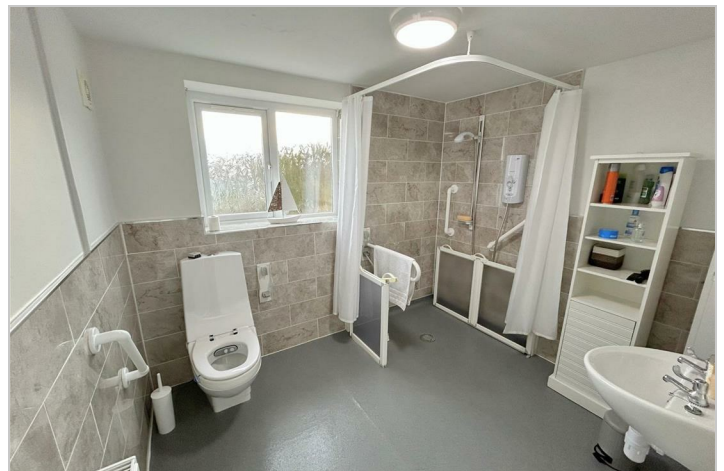
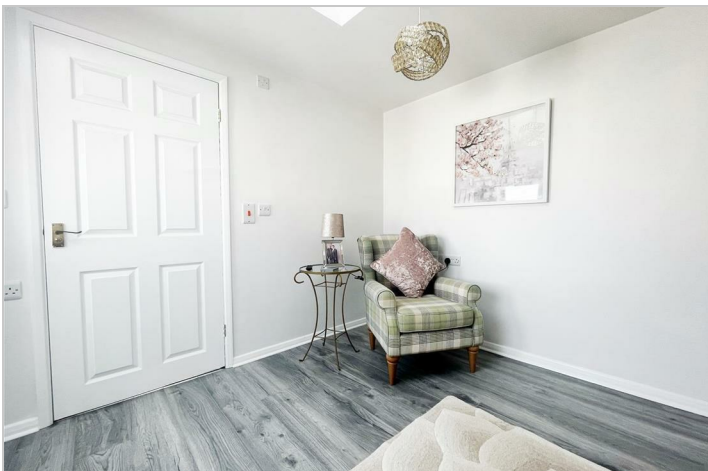
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Winter Closing Hours: November to February - Mon-Fri 9am-5pm

Please Note: These particulars, whilst believed to be accurate are set out as a general outline only NO responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only.

Any appliances mentioned may not been tested and Reid and Roberts accept no responsibility for their working order 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.



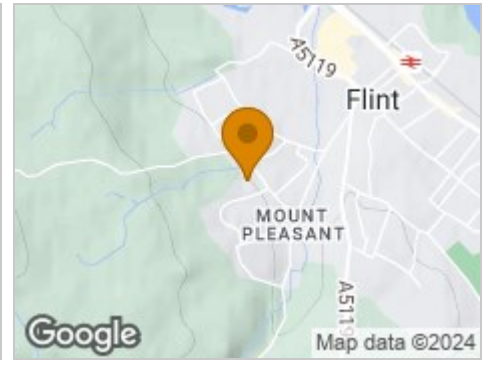
Road Map



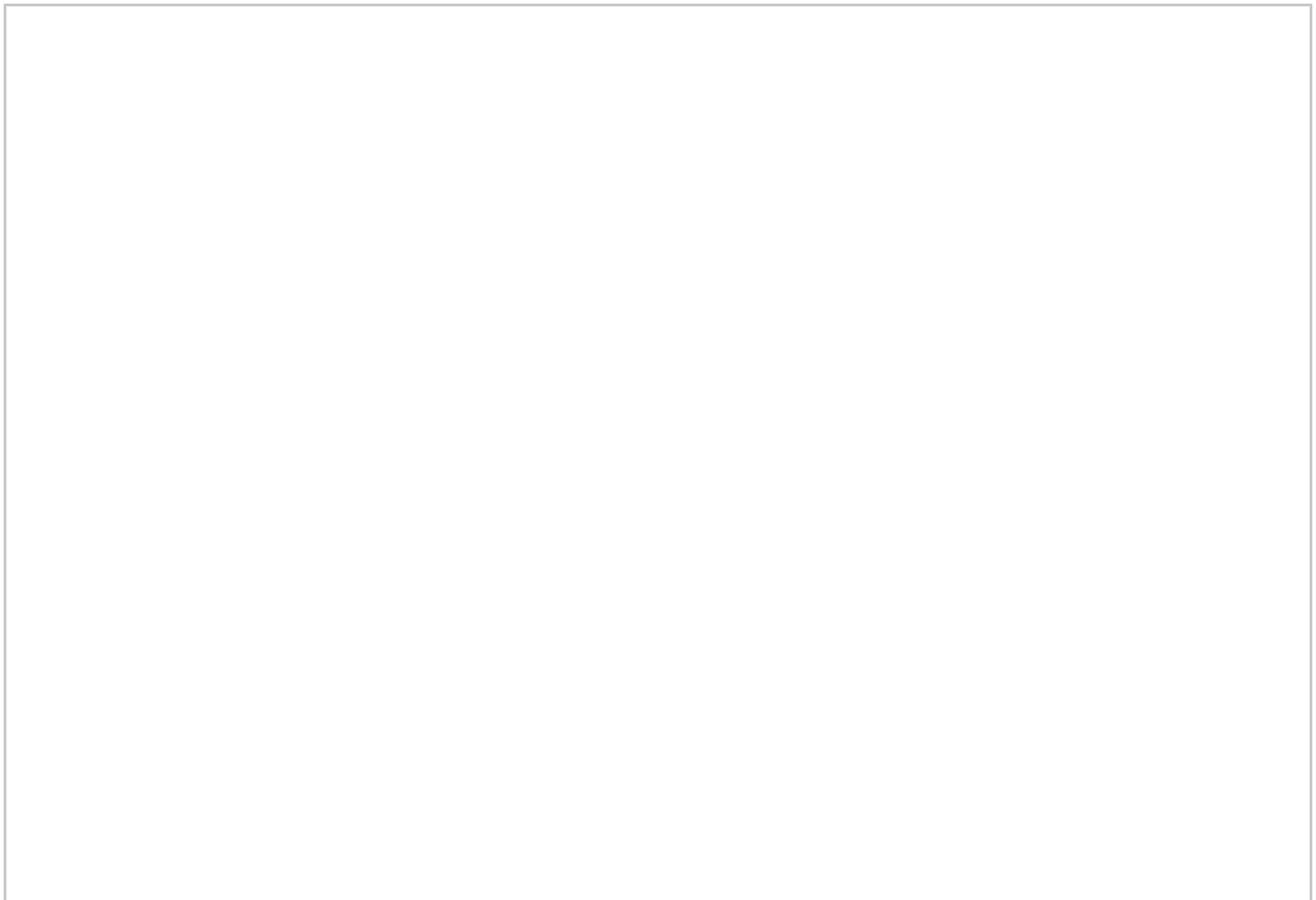
Hybrid Map



Terrain Map



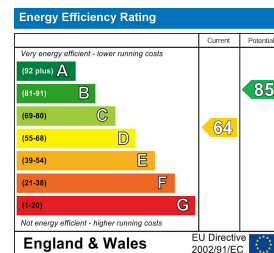
Floor Plan



Viewing

Please contact our Flint at Reid & Roberts Office on 01352 762300 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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