



## 9 St. Catherines Close

, Flint, CH6 5NY

Offers Over £245,000





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## Accommodation Comprising:

Open storm porch, courtesy light and step upto:

Upvc double glazed door with decorative panel and complimentary side panel opens to:

## Reception Room

Oak flooring, double panelled radiator, built in airing cupboard with single panelled radiator, textured and covered ceiling, dado rail, smoke alarm and solid Oak internal doors leading into:

## Lounge

15'1 x 13'4 (4.60m x 4.06m)

Living flame gas fire set on a marble hearth with complimentary inset and 'Adams' style surround and mantle, Upvc double glazed French doors opening to the side garden, wall light points, textured and covered ceiling and double panelled radiator.

Door into:

## Kitchen

10'8 x 10'0 (3.25m x 3.05m)

Housing a comprehensive range of wall, drawer and base units with solid granite work surfaces over, inset stainless steel sink with mixer tap over, Upvc double glazed window to the side with far reaching views and feature granite sill, void and plumbing for washing machine, integrated fridge, space for freestanding electric cooker with granite splash back and stainless steel extractor, double panelled radiator, tiled flooring, textured and covered ceiling.

Door into:

## Utility Area/ Rear Porch

Housing a range of base units with solid granite work surfaces over, Upvc double glazed window to the rear with far reaching views and granite sills, double panelled radiator, textured and covered ceiling, Upvc double glazed door opening to the rear garden and courtesy door leading into the garage.

## Bedroom One

13'1 x 10' (3.99m x 3.05m)

Upvc double glazed bay window to the front elevation, double

panelled radiator, built in fitment including wardrobes, overhead storage cupboards and dressing table, textured and covered ceiling.

## Bedroom Two

10' x 9' (3.05m x 2.74m)

Upvc double glazed window to the side elevation, single panelled radiator, textured and covered ceiling, built in fitment including wardrobes and over head storage units.

## Bedroom Three

10'9 x 8'9 (3.28m x 2.67m)

Upvc double glazed window to the side elevation, double panelled radiator and wood flooring.

## Bathroom

Three piece white suite comprising: Panelled bath with electric shower over and glazed screen, full wall and floor tiling, vanity wash hand basin, low level flush w/c, extractor fan, Upvc double glazed frosted window to the front elevation, textured and covered ceiling and loft access hatch.

## Garage

Up and over electric roller door, central heating boiler and light and power access.

## Outside

The property is approached via a driveway which provides off road parking and leads to the single bay garage to the rear. The garden to the front is low maintenance and paved with gravelled area.

To the side there is a wooden gate which accesses the lawned garden with raised decked seating area and a paved pathway leading to the rear mainly lawned garden which has railway sleepers creating tiered flower beds. The garden is bound to all sides with far reaching views over Flint Town, Wirral and Halkyn Mountain.

## To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : [flint@reidandroberts.com](mailto:flint@reidandroberts.com)

Tel: 01352 762300

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 be emailed on request.

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

### Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the time and inconvenience of trying to get the most competitive deal.

For more information or to book an appointment in the office or in the convenience of your own home, 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.

### Making 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. to insure financial qualification and funding is in place.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Disclaimer

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.

### Opening Hours

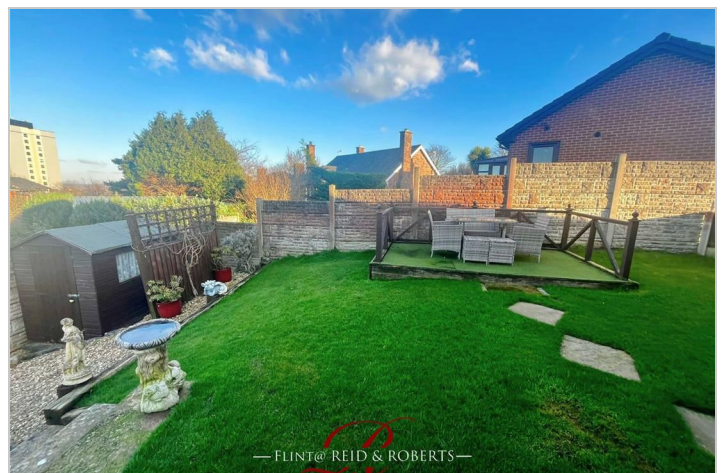
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

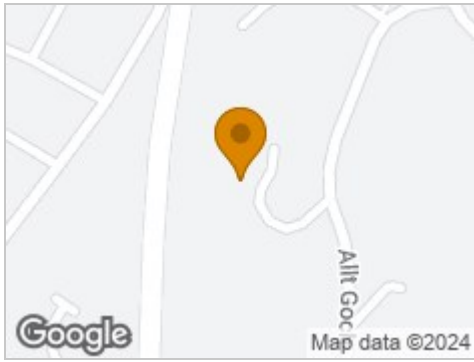
Mon-Fri 9am - 5pm

Saturday 9am - 4pm





### Road Map



### Hybrid Map



### Terrain Map



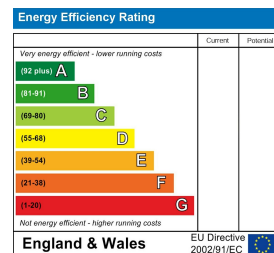
### Floor Plan



### 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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