



4 Swinchiard Walk

Flint, CH6 5HB

Auction Guide £115,000



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Accommodation Comprising:

Step upto :

Upvc double glazed door with decorative panel opens to:

Enclosed Porch

Carpeted flooring with original mosaic tiled beneath (can be seen) Wooden door with glazed panel opens to:

Reception Hall

Stairs leading to the first floor accommodation and doors into:

Sitting Room

Upvc double glazed bay window to the front elevation, traditional tiled hearth and surround with a floor standing gas fire and carpeted flooring.

Lounge

Upvc double glazed window to the rear elevation, wall mounted gas fire set on a tiled hearth with matching traditional surround, picture rail and carpeted flooring.

Door into:

Dining Room

Upvc double glazed window to the side elevation, under stairs storage cupboard, single panelled radiator, wall mounted central heating boiler, alcove storage cupboard, gas fire set on a tiled hearth with matching surround and door into:

Kitchen

Upvc double glazed windows to the side and rear elevations, housing a range of wall and base units with work surface's over, stainless steel sink and drainer unit, space for freestanding cooker and Upvc double glazed door opening to the rear garden.

First Floor Accommodation

Landing

Loft access hatch, sky light and doors into;

Bedroom One

Two Upvc double glazed windows to the front elevation, single panelled radiator and carpeted flooring.

Bedroom Two

Upvc double glazed window to the rear elevation, single panelled radiator and carpeted flooring.

Bedroom Three

Upvc double glazed window to the rear elevation, single panelled radiator and carpeted flooring.

Bathroom

Three piece suite comprising: Cast iron panelled bath with wall mounted shower over, high level flush w/c and pedestal wash hand basin, traditional splash back tiling, Upvc double glazed frosted window to the side elevation.

Outside

The property is approached to the front via a red brick wall with wrought iron gate opening to a concrete pathway to the front entrance.

To the rear of the property there is an enclosed low maintenance yard accessed through a wooden gate with brick built out side w/c. A further enclosed garden is located adjacent which is bound by wood fence panelling and has a block built storage/potting shed.

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

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.

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

Auction - Legal Pack

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to

Tel: 01352 762300

make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Please Note: Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Making An Offer

TO MAKE AN OFFER

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



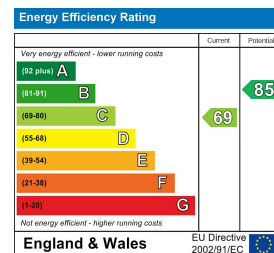
Floor Plan



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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