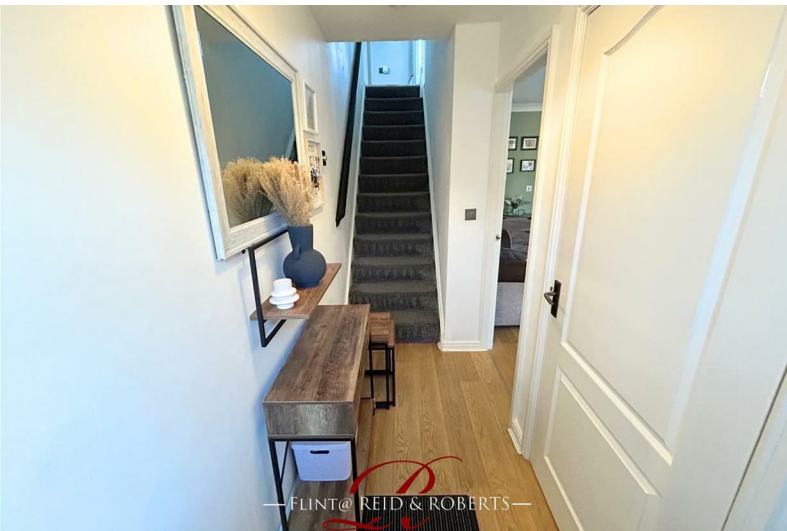




37 Ffordd Kinderley

Connah's Quay, Deeside, CH5 4HE

£295,000



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Accommodation Comprising:

Upvc double glazed composite door with decorative glazed panel opens to:

Entrance Hall

Stairs leading to the first floor accommodation, stone tiled floor. single panelled radiator and doors into:

Cloakroom W/C

Two piece white cloakroom suite comprising: low level push flush wc and pedestal wash hand basin, Upvc double glazed frosted window to front elevation, splash back tiling, single panelled radiator and wood effect laminate floor.

Lounge

14'2 x 12'3

Feature gas fire set on a stone hearth with complimentary surround, Upvc double glazed window to the front elevation, double panelled radiator, wood effect laminate floor, coved ceiling, under stairs storage cupboard and glazed panel double doors opening in to:

Dining Room

8'10 x 8'8

Upvc double glazed French doors to rear elevation, radiator, laminate floor, arch through to:

Kitchen

0'4 x 8'6

Housing a comprehensive range of wall, drawer and base units with complementary wood effect work surfaces over, one and a half bowl stainless steel sink and drainer with mixer tap, integrated gas hob with cooker hood, built in double oven and grill, Upvc double glazed window to rear elevation overlooking the rear garden, splash back tiling, tiled floor and recessed downlighters.

Opening to:

Utility Room

8'7 x 4'10

Upvc double glazed window to side elevation, housing a complimentary range of base units with wood effect work surfaces, stainless steel sink and drainer with mixer tap, void and plumbing for washing machine, space for fridge, splash back tiling, tiled floor, Worcester combi boiler, radiator and double glazed door opening to the rear garden.

Laundry Room/Home Office

The integral garage has been partially converted into a versatile space ideal for home office/playroom.

Upvc double glazed window to side elevation, access to the remaining

garage space, range of base units with work surfaces over, void and plumbing for washing machine and further white goods.

First Floor Accommodation

Landing

Loft access hatch and doors into:

Master Bedroom

12'11 x 12'3

Upvc double glazed window to front elevation, double panelled radiator, built in storage cupboard and door into:

En-Suite Shower Room

Three piece white suite comprising: fully tiled walk in shower enclosure with glazed door and screen, low level push flush wc, pedestal wash hand basin, fully tiled walls, tiled floor, double panelled radiator, extractor fan. Upvc double glazed frosted window to front elevation,

Bedroom Two

10'2 x 9'2 (3.10m x 2.79m)

Upvc double glazed window to rear elevation and double panelled radiator.

Bedroom Three

8'10 x 8'9 max (2.69m x 2.67m max)

Upvc double glazed window to rear elevation and double panelled radiator.

Bedroom Four

8'11" x 6'7" (2.72m x 2.03m)

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

Family Bathroom

Three piece white suite comprising: panelled bath, pedestal wash hand basin, low level push flush wc, splash back wall tiling, double panelled radiator, extractor fan and Upvc double glazed frosted window to rear elevation.

Outside

The property is approached via a double width driveway which provides ample off road parking and leads to the integral partially converted garage/storage space. The garden to the front is mainly laid to lawn with a selection of mature bushes and shrubs with a paved pathway proving access to the rear garden.

The rear garden is a particular feature and combines a further lawn section with a wide range of maturing trees and shrubs. In the far left hand corner there is a raised decked area ideal for outside dining and socialising. The garden is private and bound to all sides with wood fence panelling.

Tel: 01352 762300

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.

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



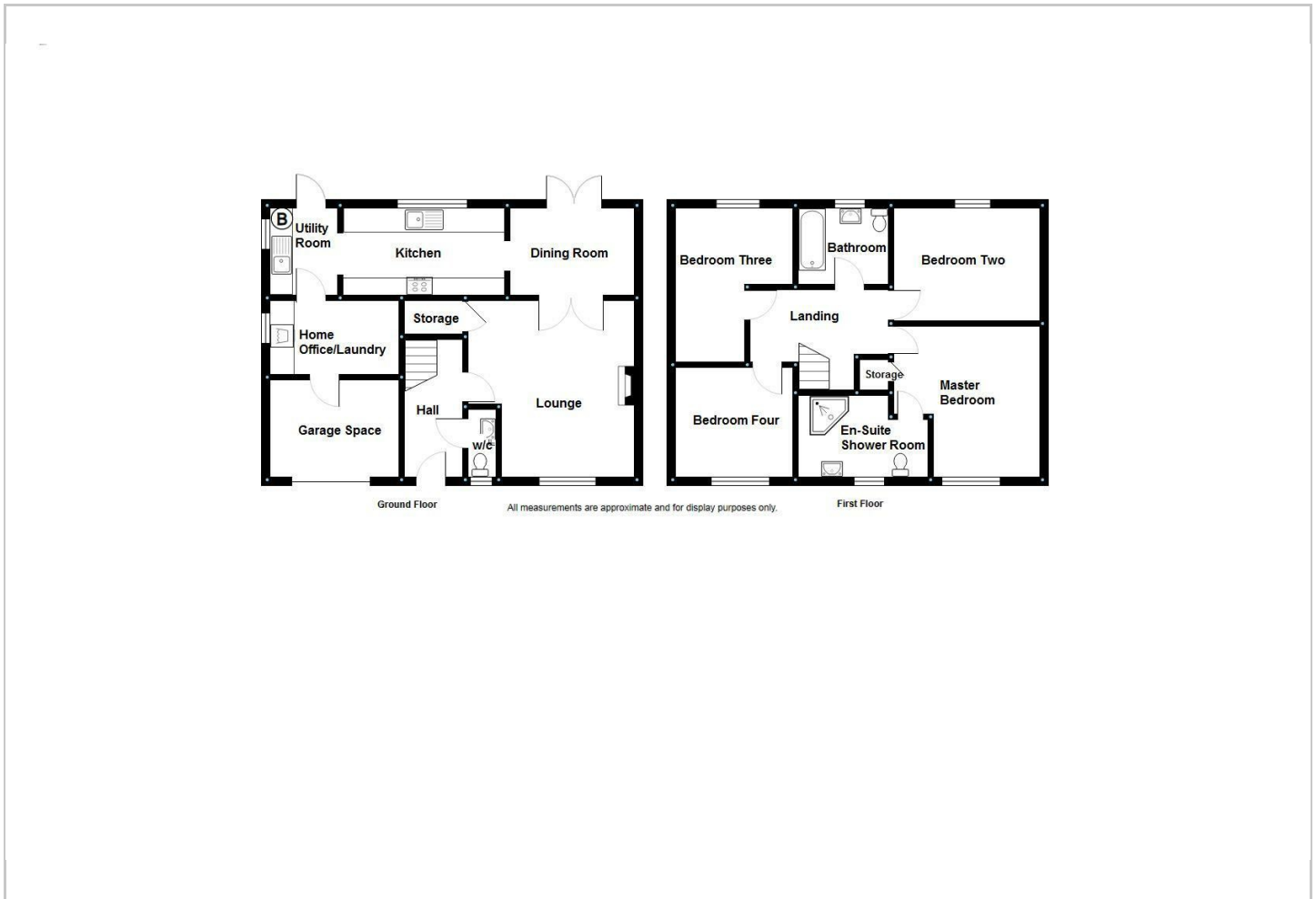
Hybrid Map



Terrain Map



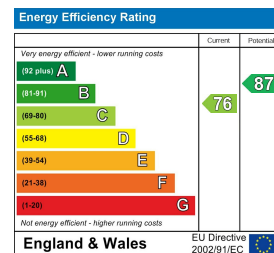
Floor Plan



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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