



17 King Edward Drive

Flint, Flintshire, CH6 5QD

Offers Over £175,000



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Accommodation Comprises:

Open storm porch, courtesy light and step up to:
Upvc double glazed composite door with frosted side and overhead panels opens to:

Entrance Hall

Upvc double glazed window to the side elevation, built in storage cupboard, internal frosted window to the kitchen and double panelled radiator and door into:

Lounge/Dining Room

11'10" x 24'1" (3.62 x 7.35)

Light and spacious room having Upvc double glazed windows to the front and side elevations, wall mounted gas fire, two double panelled radiator, coved and textured ceiling, carpeted flooring and dado rail.

Door into:

Inner Hallway

Built in storage cupboard housing a recently refitted central heating boiler.

Doors into:

Kitchen/Breakfast Room

Housing a range of wall, drawer and base units with complimentary roll top work surfaces over, stainless steel sink and drainer unit with mixer tap over, splash back tiling, Upvc double glazed window to the side elevation, void and plumbing for washing machine, space for freestanding cooker, vinyl flooring and Upvc double glazed composite door opening to the side elevation.

Bedroom One

11'10" x 11'10" (3.63 x 3.62)

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

Bedroom Two

8'10" x 11'10" (2.70 x 3.62)

Upvc double glazed French doors which access the rear patio garden, double panelled radiator and carpeted flooring.

Bathroom

Three piece coloured suite comprising: panelled bath with mixer tap and shower attachment over, low level flush w/c and pedestal wash hand basin, Upvc double glazed frosted window to the side elevation, single panelled radiator and tiled walls.

Outside

The property is approached via double wrought iron gates that open to a block paved driveway that continues the length of the property to the concrete sectional garage to the rear. The garden to the front is mainly laid to lawn with a wide selection of mature and established plants, shrubs and bushes with live hedging to the boundary.

The paved patio garden to the rear has been designed for easy maintenance with raised flower beds and wood fence panelling to the boundary.

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.

Tel: 01352 762300

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

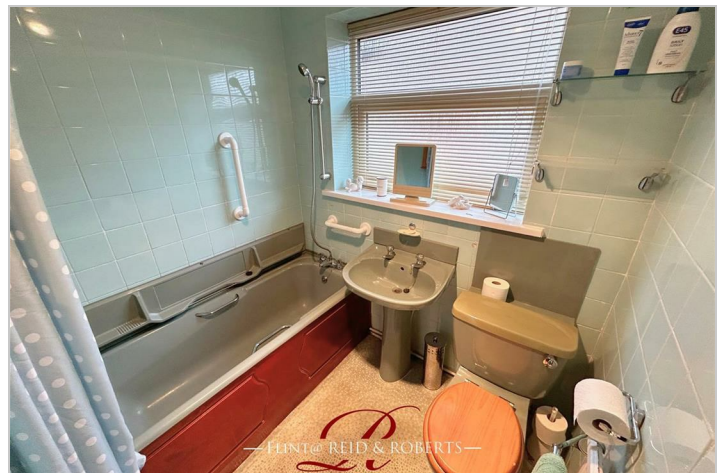
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

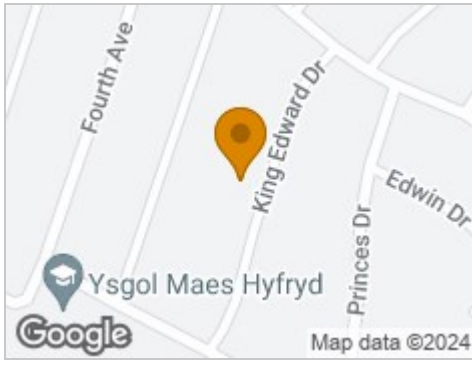
Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



Hybrid Map



Terrain Map



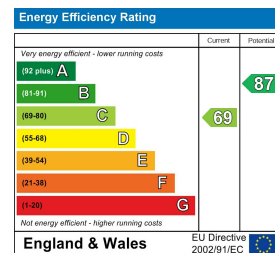
Floor Plan



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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