



## 12 Field Close

, Flint, CH6 5RQ

Offers Around £200,000





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## Accommodation Comprising:

Steps up to:

Double glazed door with frosted panel and side panel, built in cupboard housing the utility meters and doors into:

### Kitchen/ Breakfast Room

Housing a range of wall, drawer and base units with wood effect roll top work surfaces over, stainless steel sink and drainer unit with mixer tap over, double glazed windows to the side and front elevations, space for freestanding cooker with extractor over, void and plumbing for washing machine, space for fridge freezer (appliances included in sale) built in storage cupboard with harmonica folding door, double glazed door leading to the side and vinyl flooring:

### Lounge

Double glazed window to the front elevation, double panelled radiator, attractive stone effect fireplace with electric fire set on a tiled hearth, wall light points and door into:

### Inner Hallway

Built in storage cupboard, loft access hatch and smoke alarm.

Doors into:

### Bedroom One

Double glazed window to the rear elevation, double panelled radiator, bedroom furniture including triple wardrobe with mirror sliding doors, dressing table, drawers and shelving unit.

### Bedroom Two

Double glazed window to the rear elevation, double panelled radiator and built in storage cupboard with harmonica folding door housing the Ideal central heating boiler.

### Bedroom Three

Double glazed window to the rear elevation and double panelled radiator.

### Shower Room

Three piece modern white suite comprising: Corner entry shower cubicle with thermostatic wall mounted shower and rainfall shower head, vanity wash hand basin with mixer tap and cupboards beneath and back to the wall w/c with low level push flush, double glazed frosted window to the rear elevation and vinyl flooring.

### Garage

Up and over door, light and power access and work bench.

### Outside

The property is approached via a concrete driveway to the front which provides ample off road parking and leads to the detached garage to the rear of the property. The garden to the front houses a wide variety of well established shrubs and plants with mature trees and a lawned area. To the left hand side of the property is a natural border with mature trees and wood fence panelling, an elevated lawned area surrounded by flowering plants and shrubs and bound to all sides with wood fence panelling.

### 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)

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:

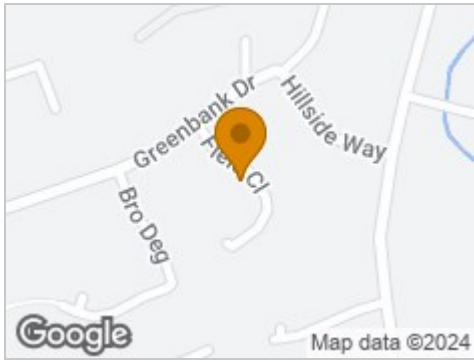
Mon-Fri 9am - 5pm

Saturday 9am - 4pm





## Road Map



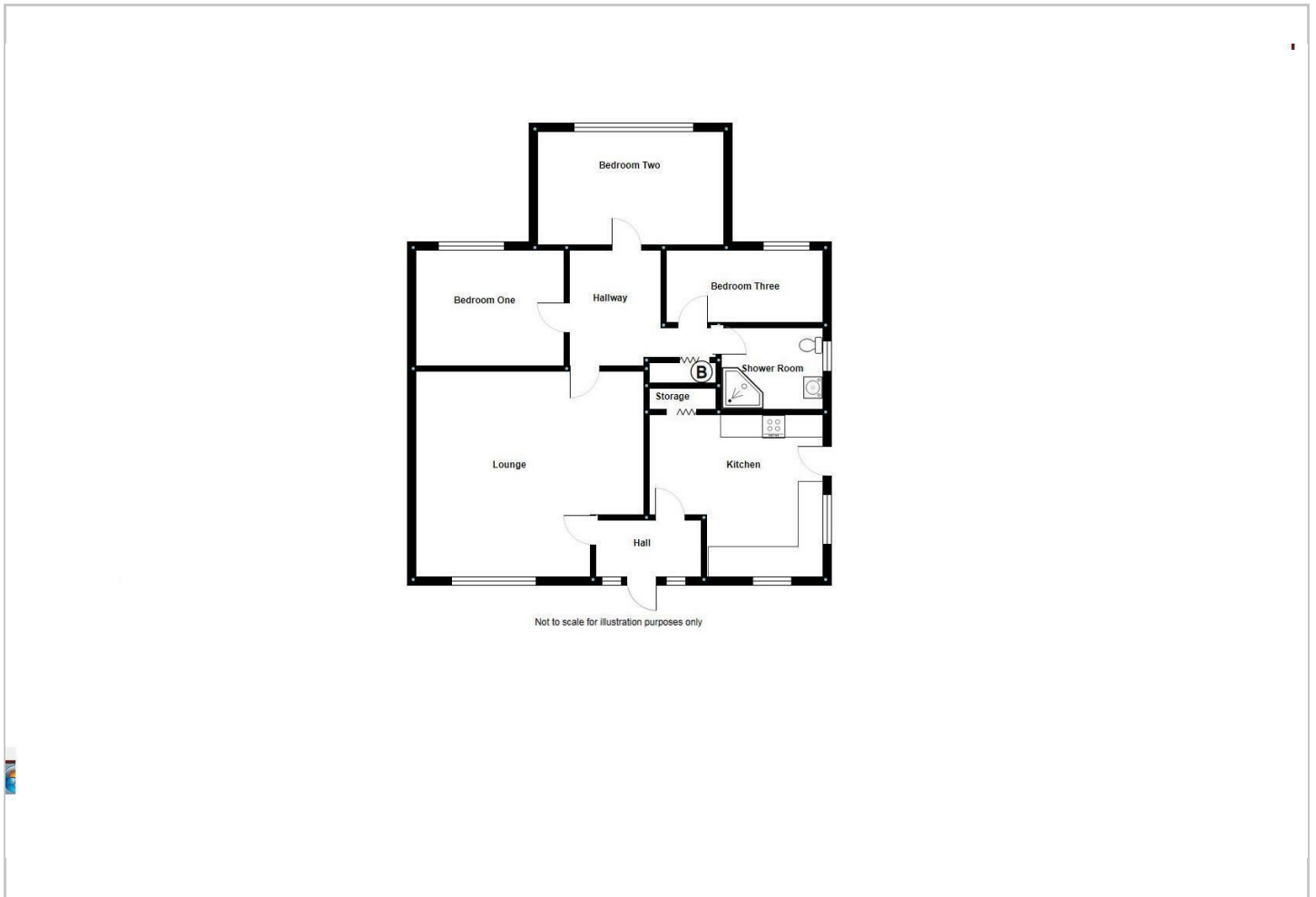
## Hybrid Map



## Terrain Map



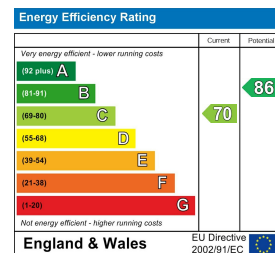
## Floor Plan



## 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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