



128 Chester Road

Oakenholt, Flint, CH6 5DZ

£145,000



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## ACCOMMODATION COMPRISES

The property is approached via a pathway leading to the front entrance.

Upvc door with decorative inset opens into:

### Entrance Hallway

A welcoming and spacious hallway with stairs leading to the first floor accommodation, textured and coved ceiling, built in cupboard housing utility meter, double panel radiator and frosted double glazed window to the front elevation.

### Lounge

13'6 x 11'11 (4.11m x 3.63m)

Feature wooded fire surround with electric fire, wall light points, t.v. aerial point, double panel radiator and bay window to the front elevation.

### Sitting/Dining Room

21'7 x 11'10 (6.58m x 3.61m)

A large open plan room combining sitting and dining space making it the perfect family space. Electric fire set on a brick fire surround with wooden mantel, textured and coved ceiling, t.v. aerial point, two double radiators and double glazed 'French' doors leading to the rear of the property.

Door opening into:

### Kitchen/Utility

24'7 x 11'10 (max) (7.49m x 3.61m (max))

The kitchen area is fitted with a range of wall and base units with complimentary wood effect work surfaces over, stainless steel sink unit with drainer and mixer tap over, splashback wall tiling, space for freestanding electric cooker and for fridge freezer. There is a double panel radiator, double glazed window to the rear elevation and a Upvc door with frosted panel opening into the rear garden. The utility area has base units, wood effect work surfaces over, void and plumbing washing machine, space for tumble dryer, wall mounted boiler and double glazed window to the side elevation. The whole area is covered by wood effect flooring.

## STAIRS FROM HALLWAY RISE UP TO

### Landing

Having loft access point and double glazed window to the

side elevation.

Access to all bedrooms and bathroom.

### Bedroom One

12'11 x 9'6 (plus wardrobes) (3.94m x 2.90m (plus wardrobes))

Fitted with a range of wardrobes with mirror sliding doors, textured ceiling, single panel radiator and double glazed window to the rear elevation.

### Bedroom Two

11'6 x 7'10 (3.51m x 2.39m)

Fitted with a range of wardrobes with mirror sliding doors, textured ceiling, single panel radiator and double glazed window to the front elevation.

### Bedroom Three

8'1 x 7'10 (2.46m x 2.39m)

Having textured ceiling, double panel radiator and double glazed window to the front elevation.

### Bathroom

6'6 x 5'9 (1.98m x 1.75m)

Fitted with a three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low level flush w.c. Panelled ceiling, vinyl flooring, double panel radiator and frosted double glazed window to the rear elevation.

## OUTSIDE

The property is approached via a pathway leading to the front entrance. To the side of the pathway you will find a low maintenance gravelled garden area with borders stocked with a variety of shrubs and plants. The garden is bound by red brick walling and wood panelled fencing.

To the rear the garden is again designed with low maintenance in mind and has an artificial lawn area and a courtesy door into the garage. Boundaries are defined by brick walling.

### Garage

Larger than average with up and over door and window to the side.

EPC Rating - TBC

Council Tax - Band C

### 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 be emailed on request.

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

### 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.

### 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.

### 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

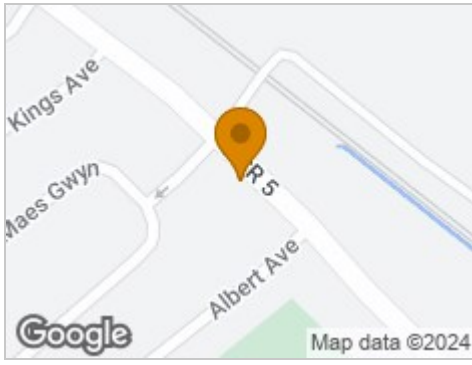
Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



## Road Map



## Hybrid Map



## Terrain Map



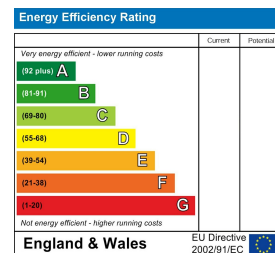
## Floor Plan



## 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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