



27 Henry Taylor Street

Flint, Flintshire, CH6 5PP

Offers In The Region Of £130,000



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Accommodation Comprising:

Overhead canopy porch and step up to a Upvc double glazed door with decorative coloured and leaded panel which opens to:

Entrance Hall

Stairs leading to the first floor accommodation, feature wall moulding with dado rail and painted stair treads with strip carpeting, double panelled radiator and door leading into:

Lounge

14'11" (Max Into Recess Alcove) x 12'10" (Max Into

Upvc double glazed leaded bay window to the front elevation providing an abundance of light, double panelled radiator with decorative cover, wooden fire surround and mantle with crushed marble hearth and inset, arched alcoves with wall light points, coved ceiling, dado rail and painted floor boards.

Door into:

Kitchen/Breakfast Room

11'2" x 12'9" (Max Into Recess)

Housing a comprehensive range of wall, base and drawer units with complimentary wood effect roll top work surfaces over, splash back tiling, inset stainless steel sink and drainer with mixer tap over, Upvc double glazed window to the rear elevation, void and plumbing for washing machine, built in electric oven, space for fridge freezer, under stairs storage cupboard, vinyl flooring, Upvc double glazed door with frosted panel opening to the rear courtyard and opening to:

Inner Hallway

Built in airing cupboard with slatted shelving, vinyl flooring and door into:

Bathroom

Three piece white suite comprising: Panelled bath with wall mounted electric shower over and curtain rail, pedestal wash hand basin and low level flush w/c, partial wall tiling with decorative border tile, ceramic floor tiles, extractor fan, single panelled radiator and Upvc double glazed frosted window to the rear elevation.

First Floor Accommodation

Landing

Sky light providing natural light and doors into:

Bedroom One

12'2" (Max Excluding Wardrobe) x 10'11"

Built in wardrobe with shelving and two mirrored doors, over stair storage cupboard with wall mounted Worcester gas combi central heating boiler, double panelled radiator, ceiling fitted light pull, carpeted flooring, picture rail and Upvc double glazed leaded window to the front elevation.

Bedroom Two

9'8" (Max) x 11'1"

Double panel radiator, carpeted flooring and Upvc double glazed window to rear elevation.

Bedroom Three

8'2" x 8'1"

Single panel radiator, carpeted flooring and double glazed window to rear elevation.

Outside

The property is approached via a wrought iron gate opening to a concrete pathway leading to the front entrance, the stoned front garden has been designed for low maintenance and houses a selection of training and flowering plants, enclosed by low level brick wall.

The rear court yard has the benefit of a brick built out building and wooden garden shed; the court yard is enclosed by a brick built wall with gated access from the rear.

Parking

Multiple parking spaces can be found at the rear of the property, although the parking spaces are not allocated to each property.

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 :

Tel: 01352 762300

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

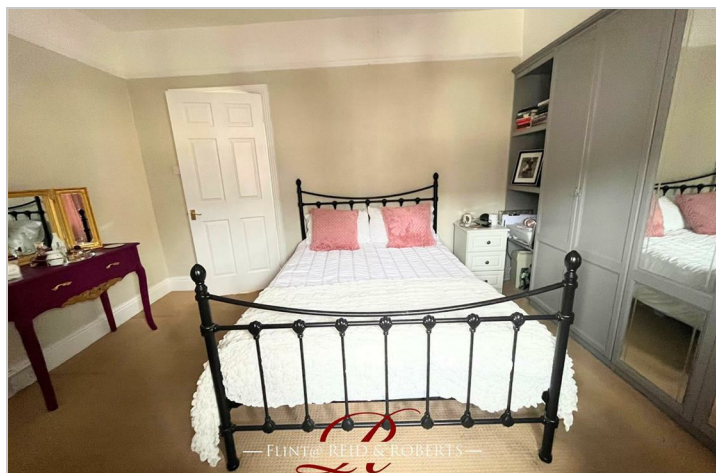
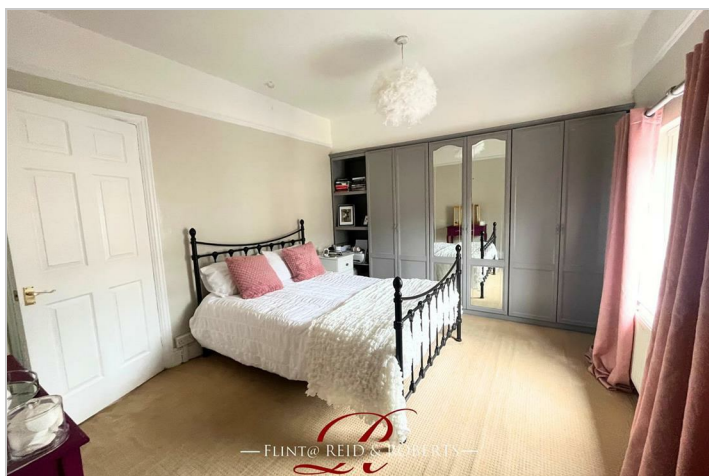
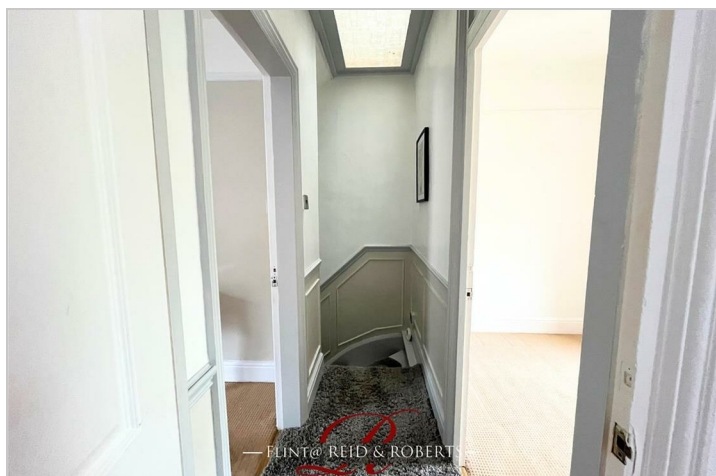
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

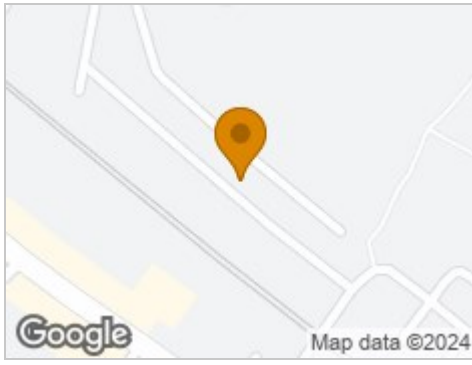
Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



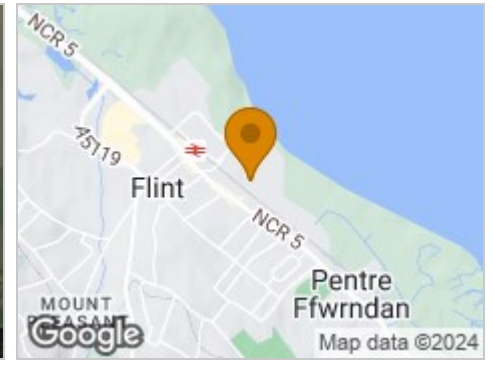
Road Map



Hybrid Map



Terrain Map



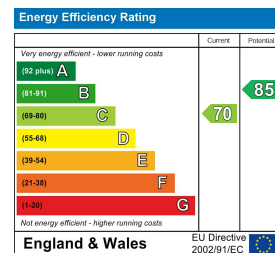
Floor Plan



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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