



## 130 Chester Road

Oakenholt, Flint, CH6 5DZ

Offers Around £150,000





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## ACCOMMODATION COMPRISES

The property is approached via a pathway leading to the front entrance. A Upvc double glazed door with decorative panel and side panel opens into:

### Reception Hall

Stairs leading to the first floor accommodation, double panelled radiator, under stairs storage recess and doors leading to:

### Lounge

13'7 x 11'10 (4.14m x 3.61m)

Upvc double glazed bay window to the front elevation, double panelled radiator, picture rail and aerial socket.

### Sitting Room

12'10 x 11'9 (3.91m x 3.58m)

Living flame electric fire with wooden fire surround, double panelled radiator, aerial socket and wood effect laminate flooring.

Opening into:

### Dining Room

7'11 x 8'7 (2.41m x 2.62m)

Upvc double glazed 'French' patio doors overlooking the rear garden and tiled floor.

Opening into:

### Kitchen

17'6 x 5'10 (5.33m x 1.78m)

Housing a comprehensive range of modern wall, drawer and base units with complimentary work surfaces over, inset stainless steel sink and drainer unit with mixer tap over, splash back tiling, space for a freestanding electric cooker with cooker hood over, space for American style Fridge Freezer, void and plumbing for washing machine, wall mounted central heating boiler, recessed spotlights, tiled flooring, double glazed window to the rear elevation.

## FIRST FLOOR ACCOMMODATION

### Landing

Loft access hatch and doors into:

### Bedroom One

12'9" x 9'4" plus robes (3.91m x 2.87m plus robes )

Upvc double glazed leaded window to the rear elevation, double panelled radiator and built in wardrobes with mirror sliding doors.

### Bedroom Two

11'3 x 9'5 (3.43m x 2.87m)

Upvc double glazed leaded window to the front elevation, textured ceiling and double panelled radiator.

### Bedroom Three

7'7 x 7'11 (2.31m x 2.41m)

Upvc double glazed leaded window to the front elevation, double panelled radiator and textured ceiling.

### Family Bathroom

6'5 x 5'10 (1.96m x 1.78m)

Fitted with a three piece modern white suite comprising: panelled bath with dual point rain shower, pedestal wash hand basin and low level flush w/c, full wall tiling, Upvc double glazed frosted window to the rear elevation and single panelled radiator.

### Outside

A wrought iron gate opens to a tarmac pathway which leads to the front entrance, the garden to the front has been designed for easy maintenance with gravel and a well stocked flower border, bound by wood fence panelling.

To the rear there is an enclosed garden again designed with low maintenance in mind. There is an artificial lawn area with raised flower beds, and a patio/seating area. A pathway gives access to the large workshop (5m x 3m) and the garden is bound by brick walling and panelled fencing.

EPC Rating - C

Council Tax - Band B

### To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Call to arrange on 01352 762300 or Email your availability,

Tel: 01352 762300

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.

### 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

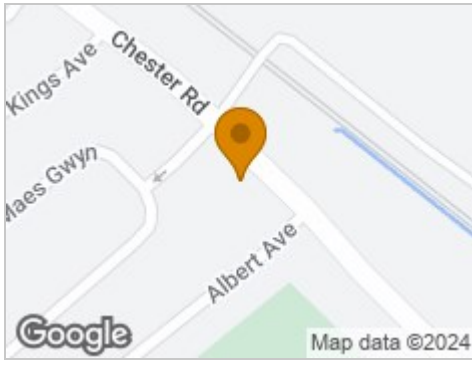
Winter Closing Hours: 1st November to 1st February:

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



## Road Map



## Hybrid Map



## Terrain Map



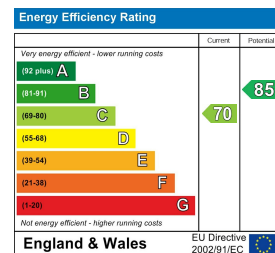
## Floor Plan



## 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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