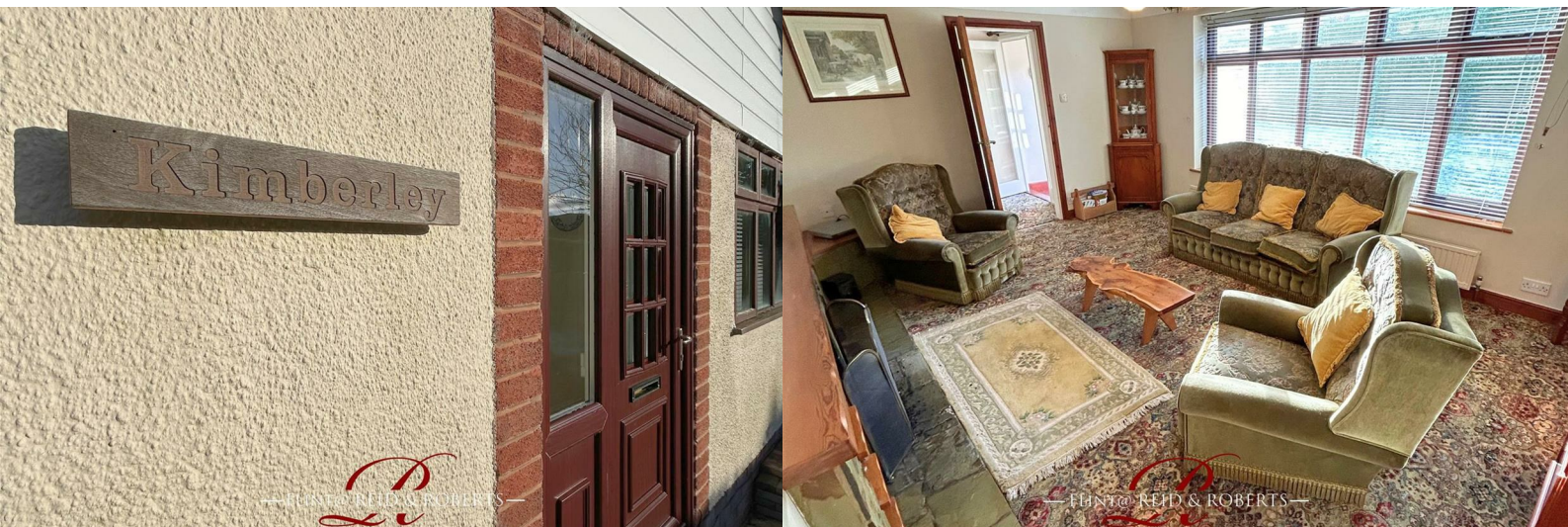




Kimberely 2 Hillside Way

Flint, Flintshire, CH6 5RE

O.I.R.O £210,000



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ACCOMMODATION COMPRISES

The property is approached via a driveway providing 'Off Road' parking and leading to an attached Garage. A pathway from the drive leads to the front entrance.

Woodgrain effect Upvc door with glazed inset opens into:

Enclosed Porch

Having cupboard housing electric meter, quarry tiled floor and glazed door with matching side panel opening into:

Entrance Hallway

13'4 x 5'2 (4.06m x 1.57m)

Having coved ceiling, loft access point, built in cupboard providing useful storage space and single panel radiator.

Door opening into:

Lounge

16'6 x 11'7 (5.03m x 3.53m)

With textured ceiling, feature stone fire place with wooden mantle and shelving, open fire with back boiler (not tested), t.v. aerial point, single panel radiator and double glazed window to the front elevation.

Door leading into:

Open Plan Kitchen Diner

17'6 x 11'0 (5.33m x 3.35m)

Fitted with a range of wall, drawer and base units with tiled worktops over, one and a half sink bowl unit with drainer and mixer tap, splash back tiling, built in four ring electric hob with electric oven below and extractor hood over, built in cupboard with shelving and housing hot water cylinder, void and plumbing for washing machine and space for fridge/freezer. Two double glazed windows overlooking the rear elevation and door leading out to the rear garden.

Bedroom One

12'9 x 10'5 (3.89m x 3.18m)

Having fitted wardrobes, single panel radiator and window to the front elevation.

Bedroom Two

9'6 x 8'5 (2.90m x 2.57m)

Fitted wardrobes, single panel radiator and window to the rear elevation.

Bathroom

6'3 x 6'2 (1.91m x 1.88m)

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

OUTSIDE

The front of the property is approached via a driveway providing 'Off Road' parking leading to an attached garage. A pathway off the driveway leads to the front entrance. Steps rise up to a lawned garden area with hedgerow boundaries and stocked with a variety of shrubs and trees. The lawned garden area extends to the side of the property. The enclosed rear garden is again well stocked with shrubs, plants and trees. There is also a greenhouse and a timber storage shed.

EPC Rating - TBC

Council Tax - Band D

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.

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

Tel: 01352 762300

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



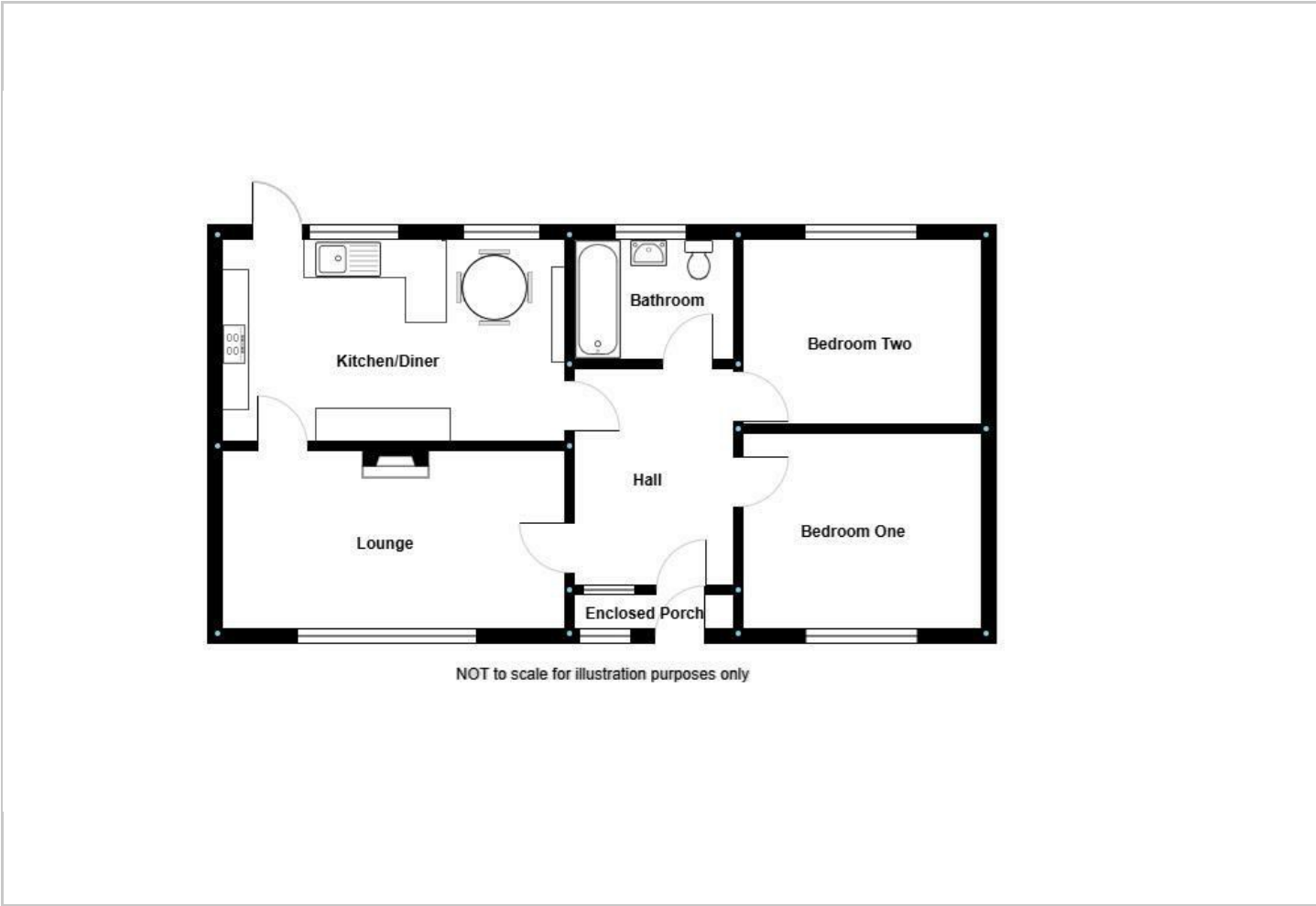
Hybrid Map



Terrain Map



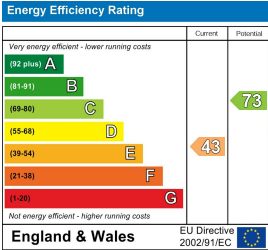
Floor Plan



Viewing

Please contact our Flint Office on 01352 762300 if you wish to arrange a viewing appointment for this property or if you require any further information.

Energy Efficiency Graph



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