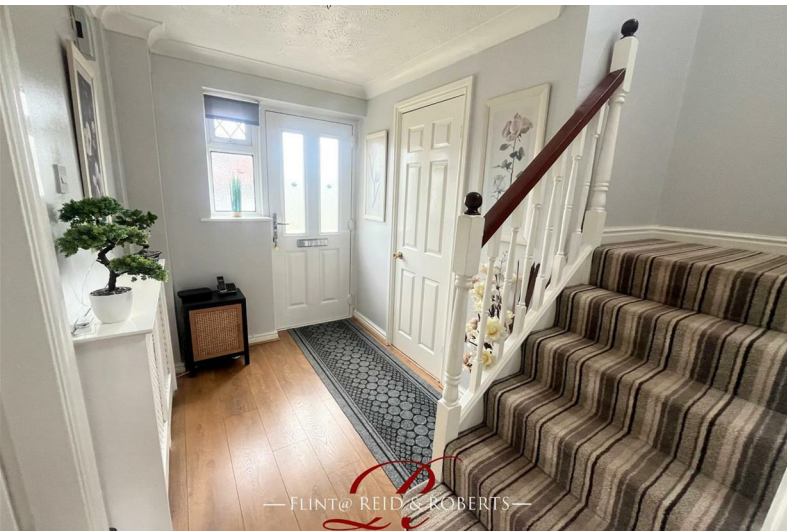




56 Greenbank Drive

Flint, Flintshire, CH6 5RG

Offers In The Region Of £275,000



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Accommodation Comprising:

Portico overhead canopy porch and step upto a Upvc double glazed composite door with decorative panel which opens to:

Entrance Hall

Stairs leading to the first floor accommodation, panelled radiator with decorative cover, wood effect laminate floor, Upvc double glazed window to the front elevation, textured and coved ceiling.

Doors into:

Cloakroom W/C

Cloakroom suite comprising: low level flush w/c, vanity wash hand basin with mixer tap and cupboards beneath, vinyl flooring, Upvc double glazed frosted window to the front elevation and splash back tiles.

Lounge

13'0 x 12'8 including bay (3.96m x 3.86m including bay)

Upvc double glazed bay window to the front elevation, double panelled radiator, living flame gas fire set on a marble hearth with complimentary inset and surround, wood effect laminate flooring, textured and coved ceiling and archway into:

Dining Room

10'5 x 9'5 (3.18m x 2.87m)

Double panelled radiator with decorative cover, wooden French doors with glazed panels opening to the conservatory and wood effect laminate flooring.

Conservatory

10'4 x 8'5 (3.15m x 2.57m)

Dwarf wall construction with Upvc double glazed units and polycarbonate roof panels, Upvc double glazed door to the side opening to the rear garden and tiled floor.

Kitchen/Breakfast Room

11'11 x 8'7 (3.63m x 2.62m)

Housing a comprehensive range of wall, drawer and base units with complimentary wood block effect roll top work surfaces, stainless steel sink and drainer unit with mixer tap over, built in electric oven with 4 ring ceramic hob and stainless steel cooker hood over, splash back tiling, void and plumbing for washing machine and dish washer, two Upvc double glazed windows to the rear elevation, space for breakfast table and tiled floor.

Opening to:

Utility Room

8'0 x 7'10 (2.44m x 2.39m)

Upvc double glazed door to the rear elevation and side window, wall

mounted central heating boiler, space for white goods and tiled floor and door into:

Sitting Room/ Bedroom Five

16'2 x 8'2 (4.93m x 2.49m)

Upvc double glazed window to the front elevation, double panelled radiator and loft access hatch.

First Floor Accommodation

Landing

Upvc double glazed window to the side elevation, built in airing cupboard with slatted shelving, panelled radiator with decorative cover and loft access hatch with pull down ladder.

Doors into:

Master Bedroom

12'1 x 9'1 (3.68m x 2.77m)

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

Door into:

En-Suite Shower Room

Three piece suite comprising: Fully tiled shower enclosure with wall mounted shower and glazed door, low level flush w/c and vanity wash hand basin. splash back tiling, Upvc double glazed frosted window to the front and carpeted flooring.

Bedroom Two

8'10 x 8'4 (2.69m x 2.54m)

Upvc double glazed window to the rear elevation overlooking the garden, single panelled radiator and wood effect laminate flooring.

Bedroom Four

8'9 x 6'3 (2.67m x 1.91m)

Upvc double glazed window to the front elevation single panelled radiator and wood laminate flooring.

Bedroom Three

8'7 x 6'4 (2.62m x 1.93m)

Upvc double glazed window to the rear elevation, single panelled radiator and wood effect laminate flooring.

Bathroom

Three piece suite comprising: panelled bath with wall mounted shower over and glazed shower screen, low level flush w/c and vanity wash hand basin, splash back tiling, Upvc double glazed frosted window to the rear elevation, double panelled radiator and tiled floor.

Tel: 01352 762300

Outside

The property is approached via a driveway which provides ample off road parking and pathway leading to the front entrance. The garden to the front is mainly laid to lawn with well stocked established bushes and shrubs and extends to the side of the property with a wooden shed providing storage. The garden to the rear is also laid to lawn with well stocked flower beds and block paved patio area with trailing plants providing shade over a wooden pagoda. There are further storage sheds and the garden is fully enclosed 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

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.

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 have 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

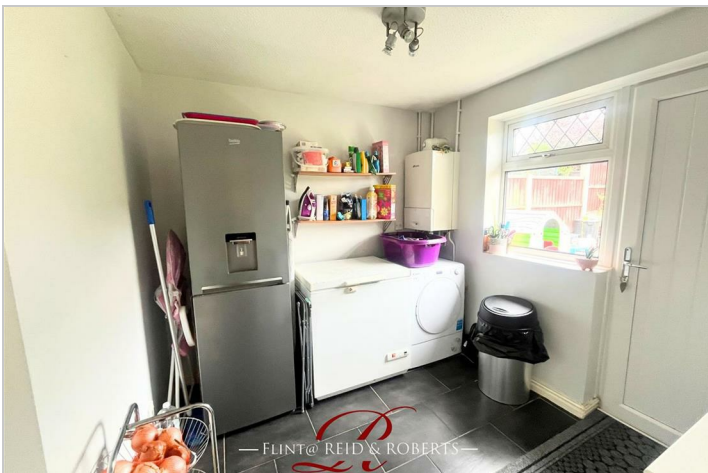
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

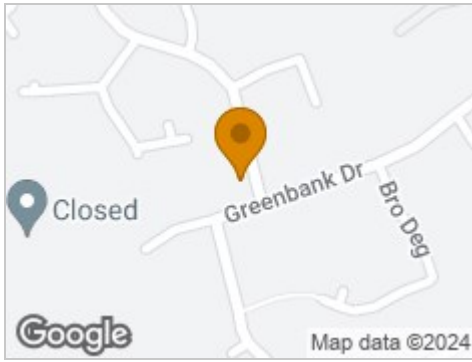
Winter Closing Hours: 1st November to 1st February:

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

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