



33 Birch Ridge

, Flint, CH6 5YR

Offers Over £165,000



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ACCOMMODATION COMPRISES

The property is approached via a tarmac driveway providing 'Off Road' parking. Step up to:

Glazed Composite door with decorative panel opens to:

Entrance Hallway

Stairs leading to the first floor accommodation.

Door leading into:

Lounge

13'6 x 10'0 (4.11m x 3.05m)

Double glazed window to the front elevation, traditional floor standing cast iron radiator, coved and textured ceiling, phone point, ariel socket, doors leading to:

Kitchen

13'3 x 6'6 (4.04m x 1.98m)

Fitted with a comprehensive range of modern wall, drawer and base units with complimentary roll top work surfaces, white 'Metro' splash back tiles, inset polycarbonate sink and drainer unit with mixer tap over, serving hatch with inset spotlights, void and plumbing for washing machine, space for under counter fridge and access to understairs 'walk in pantry'.

Dining Room/Conservatory

8'6 x 7'5 (2.59m x 2.26m)

Dwarf wall construction with Upvc double glazed units to the rear and side elevations, double panelled radiator, tiled flooring and Upvc double glazed French doors leading into the garden.

FIRST FLOOR ACCOMMODATION

Landing

Loft access hatch, doors leading into:

Bedroom One

10'7 x 10'1 (3.23m x 3.07m)

Double glazed window to the front elevation, single panelled

radiator, built in storage cupboard, built in wardrobe with hanging space for clothes and shelving, textured ceiling and wood effect laminate flooring.

Bedroom Two

9'8 x 6'7 (2.95m x 2.01m)

Double glazed window to the rear elevation, single panelled radiator, textured ceiling and wood effect laminate flooring.

Bathroom

9'8 x 6'4 (2.95m x 1.93m)

Fitted with a modern three Piece Suite comprising: low level flush W.C, pedestal hand wash basin, panelled bath with shower over and glazed screen, fully tiled walls, double panelled radiator, textured ceiling, wood effect laminate flooring and Upvc double glazed window to the rear elevation.

OUTSIDE

The property is approached via a Tarmac driveway which provides off-road parking for up to three vehicles.

To the side of the driveway there is a garden mainly laid to lawn with a low maintenance border housing a wide selection of shrubs and plants. A wooden gate to the side opens to the larger than average landscaped rear garden with a paved patio area and steps leading up onto the lawn with deep well stocked and established borders. A paved patio area to the rear of the garden with wooden pergola provides an ideal Al'fresco' dining area or possible space for a hot tub. The garden to the rear is private and not overlooked with a woodland aspect.

EPC Rating - D

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

Tel: 01352 762300

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

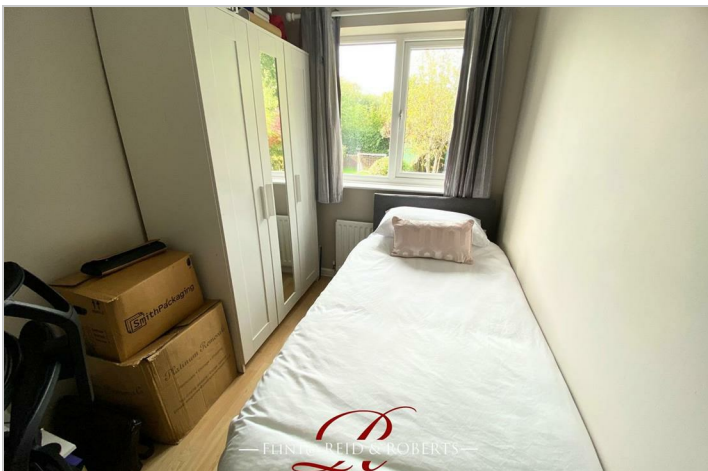
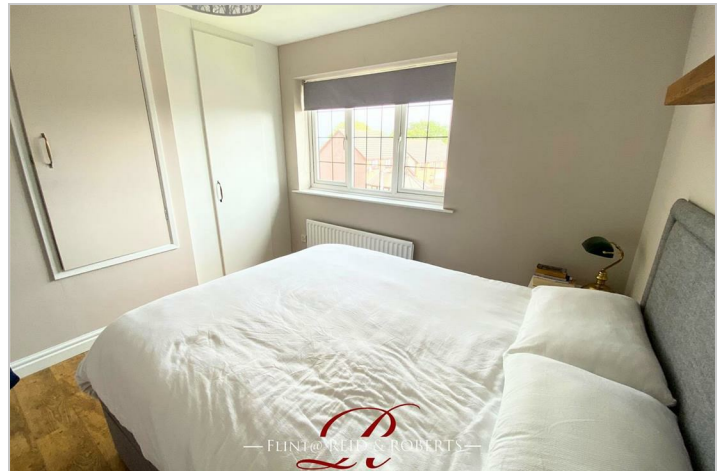
Monday - Friday 9:00am - 5:30pm

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



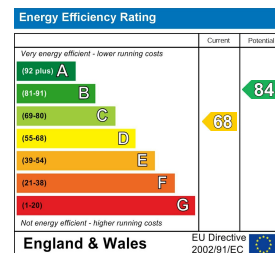
Floor Plan



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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