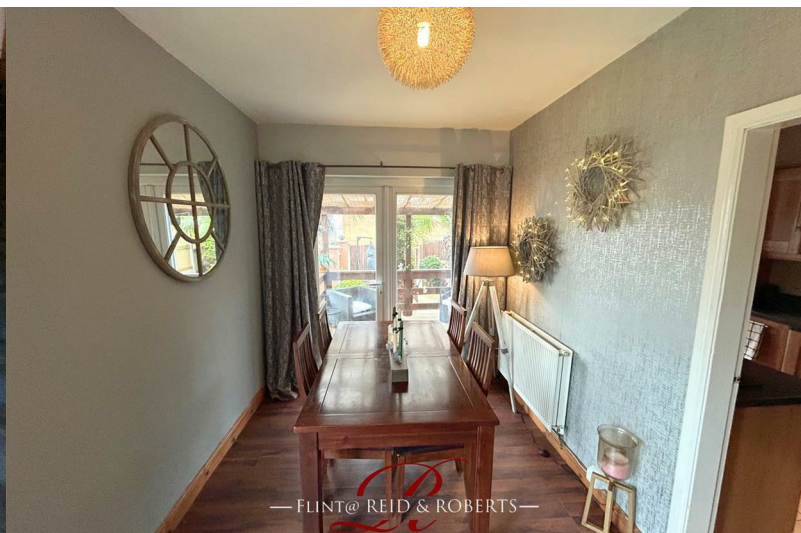
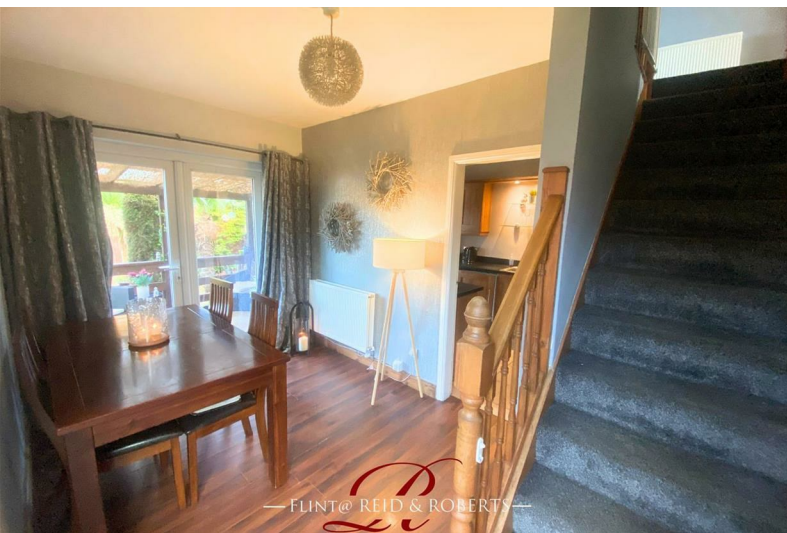




112 Windsor Drive

Flint, Flintshire, CH6 5TS

Offers Over £189,950



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Accommodation Comprises:

Step up to:
Upvc double glazed door with complimentary side panel opens to:

Dining Room

13'5 x 8'1 (4.09m x 2.46m)

Stairs leading to the first floor accommodation, Upvc double glazed French doors opening to the side enclosed patio garden, double panelled radiator, wood effect laminate flooring and doors into:

Lounge

11'3 x 16'2 (3.43m x 4.93m)

Large Upvc double glazed window to the front elevation emitting an abundance of natural light, double panelled radiator, picture rail, living flame gas fire set on a marble hearth with marble inset and feature wooden surround. Wall light points and wood effect laminate flooring.

Kitchen

Housing a comprehensive range of wall, drawer and base units with complementary roll top work surfaces and upstands, inset stainless steel sink and drainer with mixer tap over, Upvc double glazed door with upvc side panel window, range of built in appliances to include electric double oven with ceramic hob over and glazed and stainless steel extractor, washing machine, dishwasher, fridge and freezer, feature glass wall mounted display shelves and spotlights, tiled floor.

First Floor Accommodation

Landing

Loft access hatch and doors into:

Bedroom One

Upvc double glazed window to the front elevation, double panelled radiator and carpeted flooring.

Bedroom Two

Upvc double glazed window to the rear elevation, double panelled radiator and carpeted flooring.

Bedroom Three

Upvc double glazed window to the rear elevation, single panelled radiator and carpeted flooring.

Bathroom

Fitted with a modern, white three-piece white suite comprising of panelled bath with multi shower head and glazed screen, vanity sink unit with cupboard beneath and back to the wall flush WC, full wall tiling, Upvc double glazed window to the rear, chrome heated towel rail and tiled floor.

Outside

The property is approached to the front via a red brick wall and wooden gate which opens to a paved pathway leading to the side entrance.

The garden to the front and side is mainly laid to lawn with a wide selection of mature and established trees, shrubs and plants.

To the rear there is a further landscaped garden which has been designed by the current owners for easy maintenance and taking advantage of outside living. A paved patio area provides an idea seating area with steps up to a further elevated area adjacent to the property ideal for al fresco dining with an overhead timber gazebo. A further gazebo covers the fitted hot tub with an area to the side covered with artificial turf, there is also a wide selection of flowering shrubs and trees and fully enclosed by wood fence paneling. To the side of the property there is a driveway which provides off road parking with a wooden gate opening to the rear garden.

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

Tel: 01352 762300

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



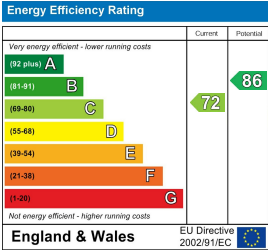
Floor Plan



Viewing

Please contact our Flint 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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