



132 Northop Road
, Flint, CH6 5LH

£195,000



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ACCOMMODATION COMPRISES

The property is approached via a tarmac driveway providing 'Off Road' parking for a number of vehicles.

Paved steps lead up to a Upvc door with frosted inset opens into:

Entrance Hallway

Having storage recess housing wall mounted central heating boiler and double glazed window to the front elevation, double panel radiator with wooden shelf over, and stairs leading to the First Floor accommodation.

Door opening into:

Lounge

13'6 x 11'8 (4.11m x 3.56m)

Living flame gas fire set on a marble effect hearth and matching backdrop with wooden fire surround, t.v.aerial point. textured and coved ceiling, dado rail, double panel radiator and double glazed bay window to the front elevation.

Dining Room

12'7 x 11'8 (3.84m x 3.56m)

Having built in storage cupboards and drawers, marble effect fire surround with living flame gas fire, picture rail, double panel radiator and double glazed doors leading to the garden room.

Kitchen

16'9 x 6'2 (5.11m x 1.88m)

Housing a range of wall and base units with work surfaces over, one and a half sink bowl unit with drainer and mixer tap, splashback wall tiling, space for appliances including washing machine, fridge freezer and free standing electric cooker. Tiled flooring, double panel radiator and double glazed window to the side elevation.

Upvc door opens into:

Garden Room

11'2 x 10'7 (3.40m x 3.23m)

With exposed brick feature wall, tiled flooring, double panel radiator and double glazed window to the rear elevation.

Double glazed door opens to the rear garden.

W.C.

Fitted with a two piece suite comprising high flush w.c. and wash hand basin.

STAIRS FROM HALLWAY LEAD TO:

Landing

With loft access point and double glazed window to the side elevation.

Doors to all Bedrooms and Shower Room

Bedroom One

12'8 x 11'9 (3.86m x 3.58m)

Fitted with a corner shower cubicle with wall mounted electric shower, textured and coved ceiling, double panel radiator and double glazed window to the rear elevation.

Bedroom Two

11'9 x 9'6 (3.58m x 2.90m)

Having textured ceiling, double panel radiator and double glazed window to the front elevation.

Bedroom Three

8'2 x 7'3 (2.49m x 2.21m)

With double panel radiator and double glazed window to the front elevation.

Shower Room

Recently fitted with a modern three piece suite comprising shower cubicle with wall mounted mains powered shower, low level flush w.c. with concealed cistern and wash hand basin set in vanity unit. Heated towel rail, tiled walls, vinyl flooring and frosted double glazed window to the rear elevation.

OUTSIDE

The property is approached via a tarmac driveway providing 'Off Road' parking for a number of vehicles. To the side of the driveway is a garden area well stocked with a variety of shrubs and plants. A stepped pathway leads up to the front entrance.

To the side of the property the driveway extends leading to a single bay detached garage.

The rear garden is mainly laid to lawn with well stocked

borders. There is also a paved patio area. Boundaries are defined by brick walls and wood panelled fencing.

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.

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.

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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

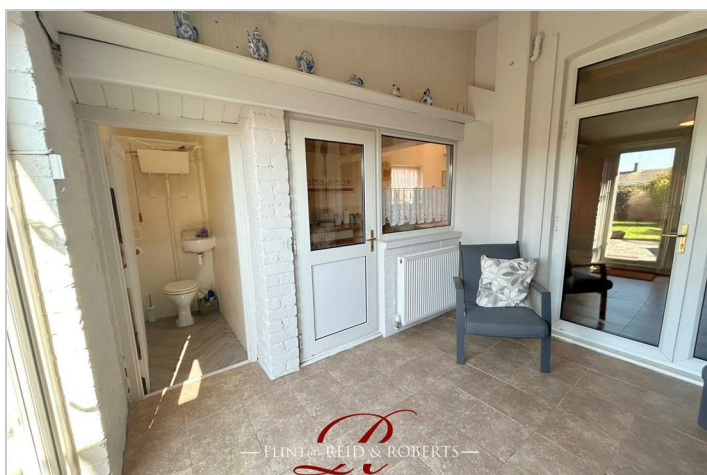
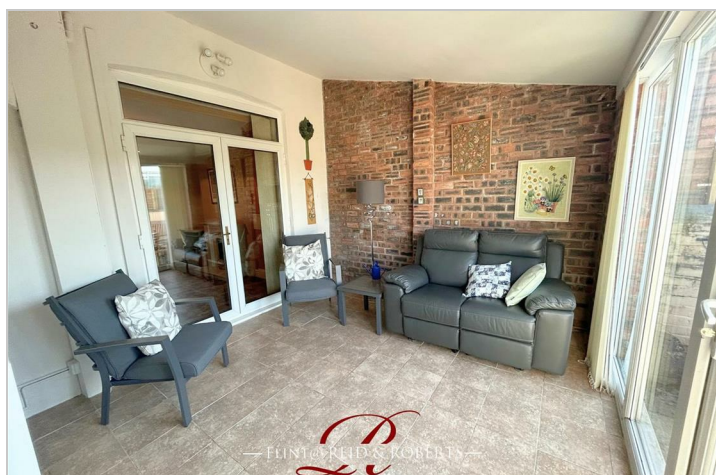
Monday - Friday 9:00am - 5:30pm

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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