



40 Northop Road , Flint, CH6 5LQ

£130,000



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Accommodation comprises:

Steps down onto pathway which leads to the upvc front door with glazed decorative panel, opening into:

Lounge:

12'2 x 9'10 (3.71m x 3.00m)

Upvc double glazed window to the front elevation, double panelled radiator, free standing electric fire, wood fire surround with stone back panel and hearth, painted decorative wooden beams to ceiling, carpet flooring.

Door into:

Kitchen/Diner

12'7 x 10'11 (3.84m x 3.33m)

Fitted with a comprehensive range of wall, drawer and base 'shaker' style units with complimentary work surfaces over, stainless steel sink unit with drainer, mixer tap over, splash back wall tiling, integrated hob, with electric oven beneath, void and plumbing for washing machine, uPVC double glazed window to the rear elevation and uPVC door to outside. and feature vinyl flooring.

Staircase leading to first floor accommodation.

First floor accommodation:

Landing, doors into:

Bedroom One:

12'2 x 9'7 (3.71m x 2.92m)

Master bedroom with built in storage cupboard, carpet flooring, radiator and uPVC window to the front elevation.

Bedroom Two:

10'11 x 5'10 (3.33m x 1.78m)

Single bedroom with radiator, uPVC window to the rear elevation, carpet flooring.

Shower room:

7'10 x 4'9 (2.39m x 1.45m)

Comprising walk in shower cubicle with glass screen and wall mounted electric shower, low level flush w/c, wall mounted wash hand basin with mixer tap over, chrome towel radiator, partially panelled walls, and wood effect LVT flooring.

Outside:

The garden to the rear is mainly laid to lawn with a decked area, and a timber store and brick built shed surrounded by wood fence panels. A Wooden gate provides access to the side of the property.

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

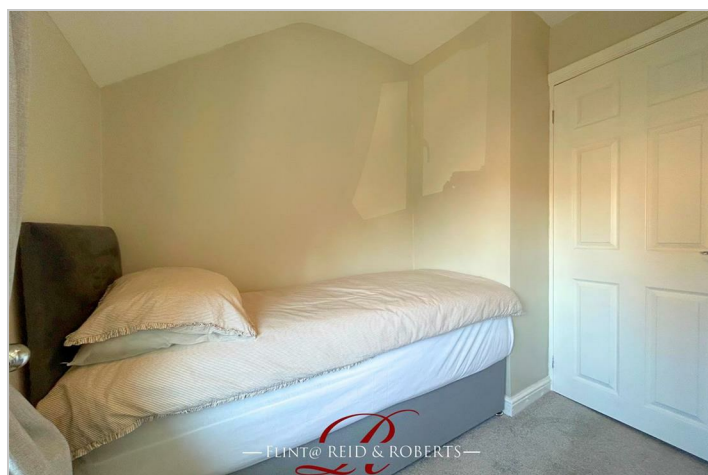
Monday - Friday 9:00am - 5:30pm

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



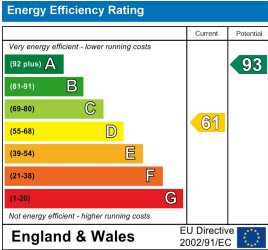
Floor Plan



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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