



## 98 Richmond Road

Connah's Quay, Deeside, CH5 4JD

£250,000





# 98 Richmond Road

Connah's Quay, Deeside, CH5 4JD

£250,000



## ACCOMMODATION COMPRISES

The property is approached via a pathway leading to the main front entrance.

A Upvc door with decorative inset opens into:

### Entrance Hallway

Having double panel radiator with cover over and wood effect laminate flooring.

Doors opening into:

### Lounge

15'1 x 11'9 (4.60m x 3.58m)

Having coved ceiling, wood effect laminate flooring, living flame gas fire set on a marble effect hearth and feature wooden fire surround, wall light points, dado rail, double panel radiator and dual aspect double glazed windows to the front and side elevation.

### Kitchen/Dining Room

15'8 x 11'8 (4.78m x 3.56m)

Fitted with a range of wall, drawer and base units with work surfaces over, one and a half bowl stainless steel sink unit with drainer and mixer tap over, splash back wall tiling, void and plumbing for washing machine, space for fridge freezer, built in four ring gas hob with extractor hood over and electric oven below. Floor standing central heating boiler, wall mounted thermostat, textured ceiling, tiled flooring and double glazed window to the rear elevation.

Door into:

### Inner Hallway

Having single panel radiator, tiled flooring, Upvc door with double glazed panel opening to the rear garden.

### Bedroom One

17'4 x 11'8 (5.28m x 3.56m)

Fitted with a range of wardrobes with mirror sliding doors, overhead storage cupboards, wood effect laminate flooring, double panel radiator and double glazed window to the front elevation.

### Bedroom Two

With built in storage cupboard housing hot water tank, over head storage cupboards, carpeted flooring, double panel radiator and double glazed window to the rear elevation.

### Shower Room

8'1 x 5'9 (2.46m x 1.75m)

Having tiled walk in shower enclosure with glazed screen and electric shower, tiled flooring, double panel radiator and double glazed window to the front elevation.

### Family Bathroom

8'8 x 4'9 (2.64m x 1.45m)

Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin and low level flush w.c. Splash back tiling, tiled flooring, recessed ceiling spotlights, double panel radiator and frosted double glazed window to the rear elevation.

## OUTSIDE

The property is approached via a wooden gate opening on to a central pathway leading to the front entrance. A Upvc door with decorative inset opens into the property. To either side of the pathway there is lawned garden areas with borders well stocked with a variety of shrubs and plants. To the side of the property the lawned garden and pathway continues opening to the rear paved patio garden with steps leading up to the driveway and garage.

EPC Rating - TBC

Council Tax - Band E

### 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](mailto:flint@reidandroberts.com)

Virtual viewings are encouraged for anyone in a vulnerable

Tel: 01352 762300

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.

### 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

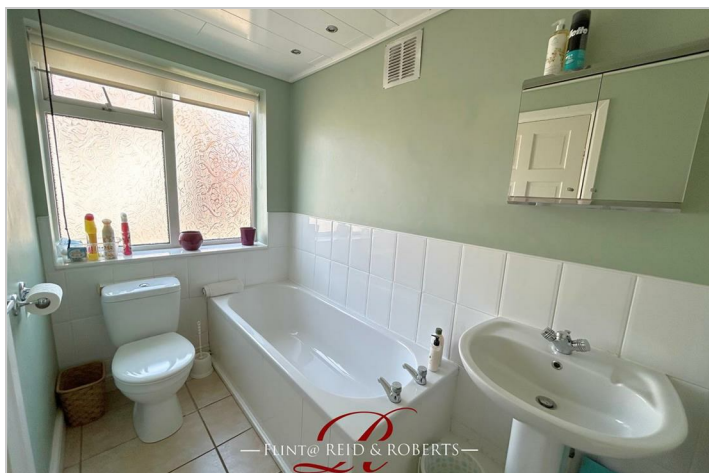
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

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

Mon-Fri 9am - 5pm

Saturday 9am - 4pm



Road Map



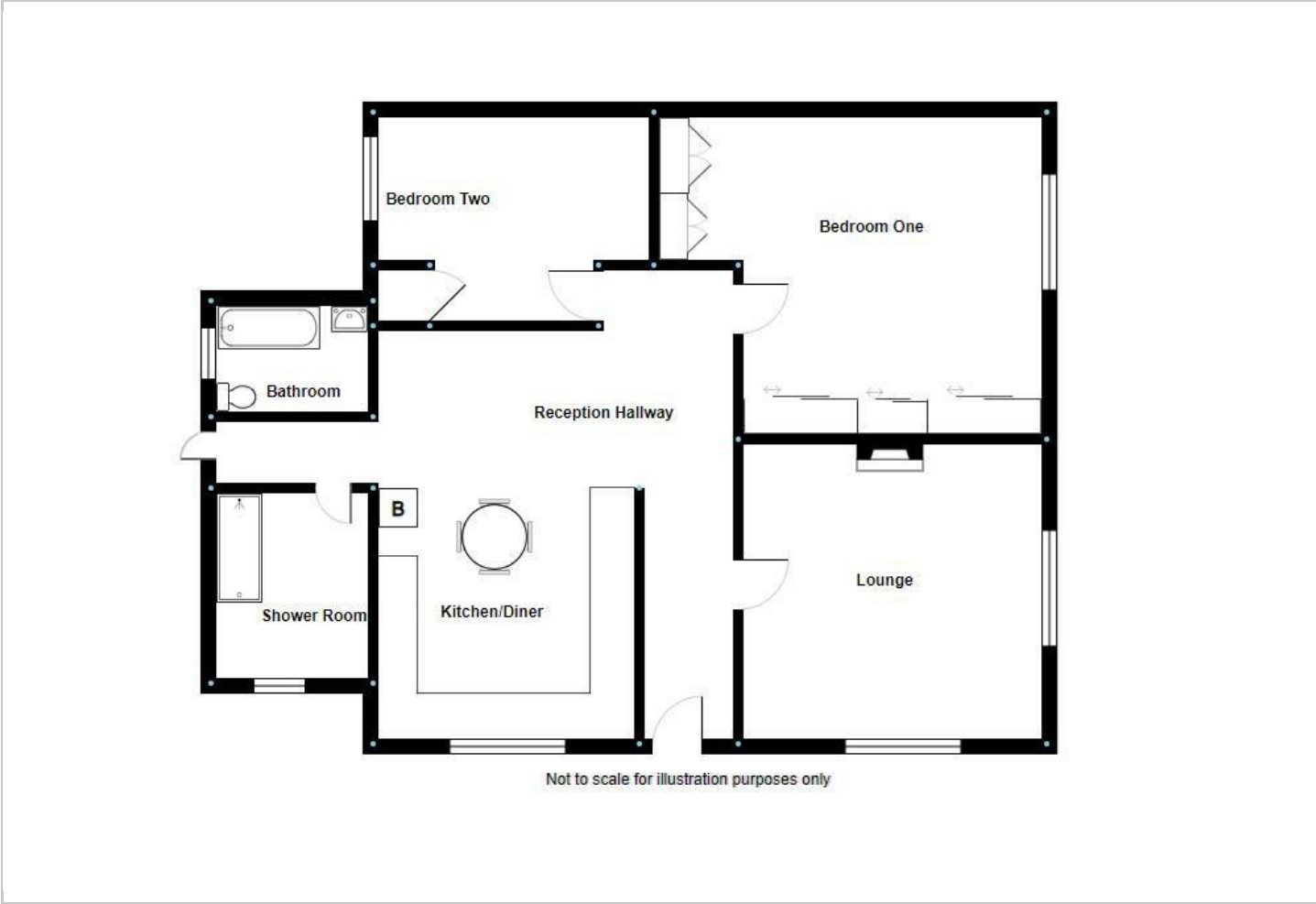
Hybrid Map



Terrain Map



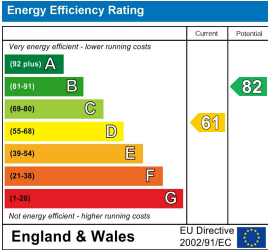
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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 firms employment has the authority to make or give any representation or warranty in respect of the property.