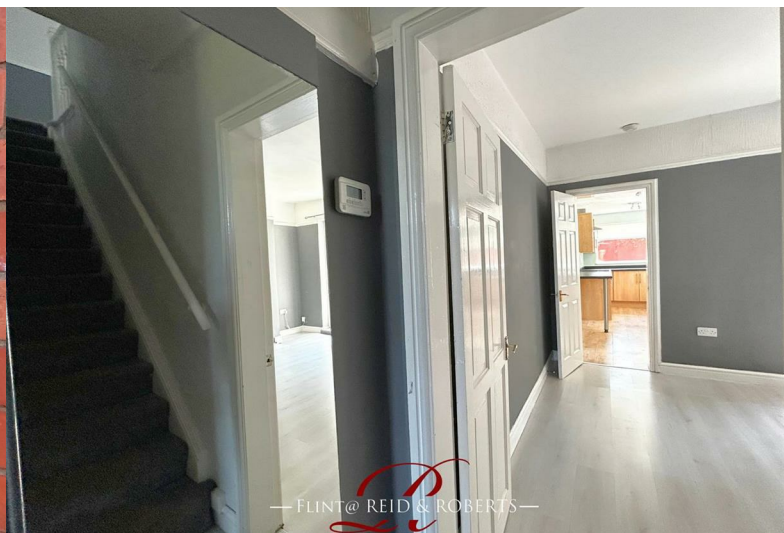




49 Halkyn Street

Flint, Flintshire, CH6 5HZ

Offers Over £165,000



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Accommodation Comprises:

Upvc double glazed front entrance door with double glazed insert opening into:

Entrance Hallway:

Stairs leading to first floor accommodation, wood effect laminate flooring, dado rail, textured ceiling, double panel radiator and door opening into:

Lounge:

11'8 x 11'4 (3.56m x 3.45m)

Upvc double glazed window to front elevation, wood effect laminate flooring, picture rail, textured ceiling, wall mounted electric fire, and double panelled radiator.

Dining Room:

14'3 x 11'3 (4.34m x 3.43m)

Wood effect laminate flooring, picture rail, double panelled radiator, textured ceiling, under stairs storage, wall mounted electric fire, Upvc double French doors opening onto rear courtyard, door into kitchen,

Kitchen:

17'5 x 7'5 (5.31m x 2.26m)

Housing a comprehensive range of wall and base units with complimentary roll top work surfaces incorporating a single stainless steel sink and drainer, with mixer tap over, 4 ring electric hob with extractor fan over, built in electric oven, textured ceiling, void and plumbing for washing machine, space for American style fridge freezer, breakfast bar with space for two bar stools, wood effect laminate flooring, two Upvc double glazed windows to the side and rear, frosted upvc double glazed door to the side elevation..

First Floor Landing:

Doors opening into:

Bedroom Two:

11'3 x 11 (3.43m x 3.35m)

Upvc double glazed window to rear elevation, textured ceiling, picture rail, carpet floorig and double panelled radiator.

Bedroom Three:

8'6 x 8'4 (2.59m x 2.54m)

Upvc double glazed window to front elevation, textured ceiling, picture rail and single panelled radiator.

Bedroom Four:

8'8 x 7'1 (2.64m x 2.16m)

Double panel radiator, Upvc double glazed window to front elevation, textured ceiling, carpet flooring and picture rail.

Family Bathroom:

White three piece suite comprising of panel bath with thermostatic mixer shower over, pedestal wash hand basin, low level w.c., Upvc double glazed obscure window to rear elevation, partially tiled walls, vinyl flooring.

Inner Hallway:

Storage cupboards, stairs rising to:

Second Floor Master Bedroom:

14'6 x 11'7 (4.42m x 3.53m)

Two double glazed Velux windows, under eaves storage cupboards, double panelled radiator,

Outside:

The courtyard to the rear is fitted with artificial turf and concrete paving, a wooden gate provides access to an area to the rear that is currently utilised as off road parking, walled and fenced boundaries. To the front of the property there is a block paved yard with a wooden gate.

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

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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.

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.

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

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.



Road Map



Hybrid Map



Terrain Map



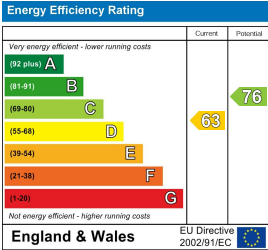
Floor Plan



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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