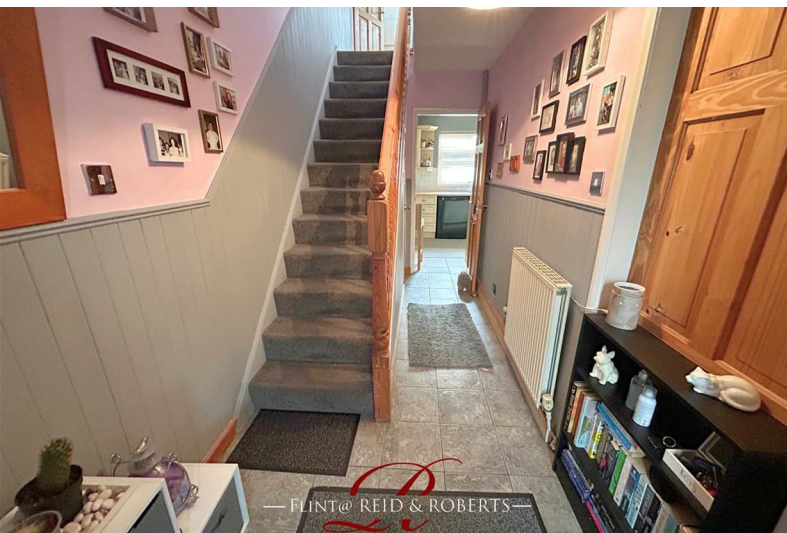




## 8 Springfield Close

Flint, Flintshire, CH6 5TZ

Offers Over £185,000





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## ACCOMMODATION COMPRISES:

Step up to upvc double glazed front door into:

### Entrance Hall

Tiled flooring, double panelled radiator, wood panelling, under stairs storage cupboard, doors into kitchen and Lounge:

### Lounge

**14'6 x 12'1 (4.42m x 3.68m)**

Upvc double glazed window to the front elevation, single panelled radiator, wood fire surround with marble hearth and living flame gas fire, wood effect laminate flooring, double doors into:

### Kitchen:

**9'0 x 8'6 (2.74m x 2.59m)**

Housing a comprehensive range of wall, drawer and base units with complementary work surfaces over, a stainless steel one and a half bowl sink with mixer tap over, splash back tiling, built in four ring gas hob and electric oven with extractor fan over, void and plumbing for dishwasher, Upvc double glazed window to the rear, through to dining room: tiled flooring with under floor heating,

### Dining Room:

**8'9 x 8'1 (2.67m x 2.46m)**

Tiled flooring with underfloor heating, double doors into:

### Conservatory:

Upvc double glazed units all around, with Upvc double glazed French doors leading to the rear garden

## STAIRS FROM HALLWAY LEAD UP TO:

### Landing:

Upvc double glazed window to the side elevation, loft access wood panelling, carpet flooring and doors into:

### Bedroom One:

**13'3 x 9'8 (4.04m x 2.95m)**

Upvc double glazed window to the front elevation, single panelled radiator, wood effect laminate flooring.

### Bedroom Two:

**10' x 10'3 (3.05m x 3.12m)**

Upvc double glazed window to the rear elevation, double panelled radiator, wood effect laminate flooring, cupboard housing boiler.

### Bedroom Three:

**9'6 x 7'9 (2.90m x 2.36m)**

Upvc double glazed window to the front elevation, wood effect laminate flooring, double panelled radiator, storage cupboard.

### Family Bathroom:

Fitted with a three piece suite comprising: Low level flush w.c, pedestal wash hand basin, panelled bath with electric shower over, upvc frosted double glazed windows to the side and rear elevation, double panelled radiator, vinyl flooring, fully tiled walls.

### Garage/Utility:

**utility - 10'5 x 8'6 (utility - 3.18m x 2.59m)**

Up and over door to the front, storage and door into Utility:

Tiled flooring, void and plumbing for washing machine, Upvc double glazed window to the rear elevation and upvc double glazed door to the rear to outside.

## OUTSIDE

The property is approached via an opening onto a printed driveway which provides off road parking, and leads to the garage with useful utility room. The garden to the front has been designed for easy maintenance and laid with graveled stone chips.

The garden to the rear of the property comprises a sizable paved patio with steps leading up to the split level mainly lawned garden where you will find decorative stone levels all bound by wooden and wire fencing.

### 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.

**Tel: 01352 762300**

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.

### **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](mailto: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



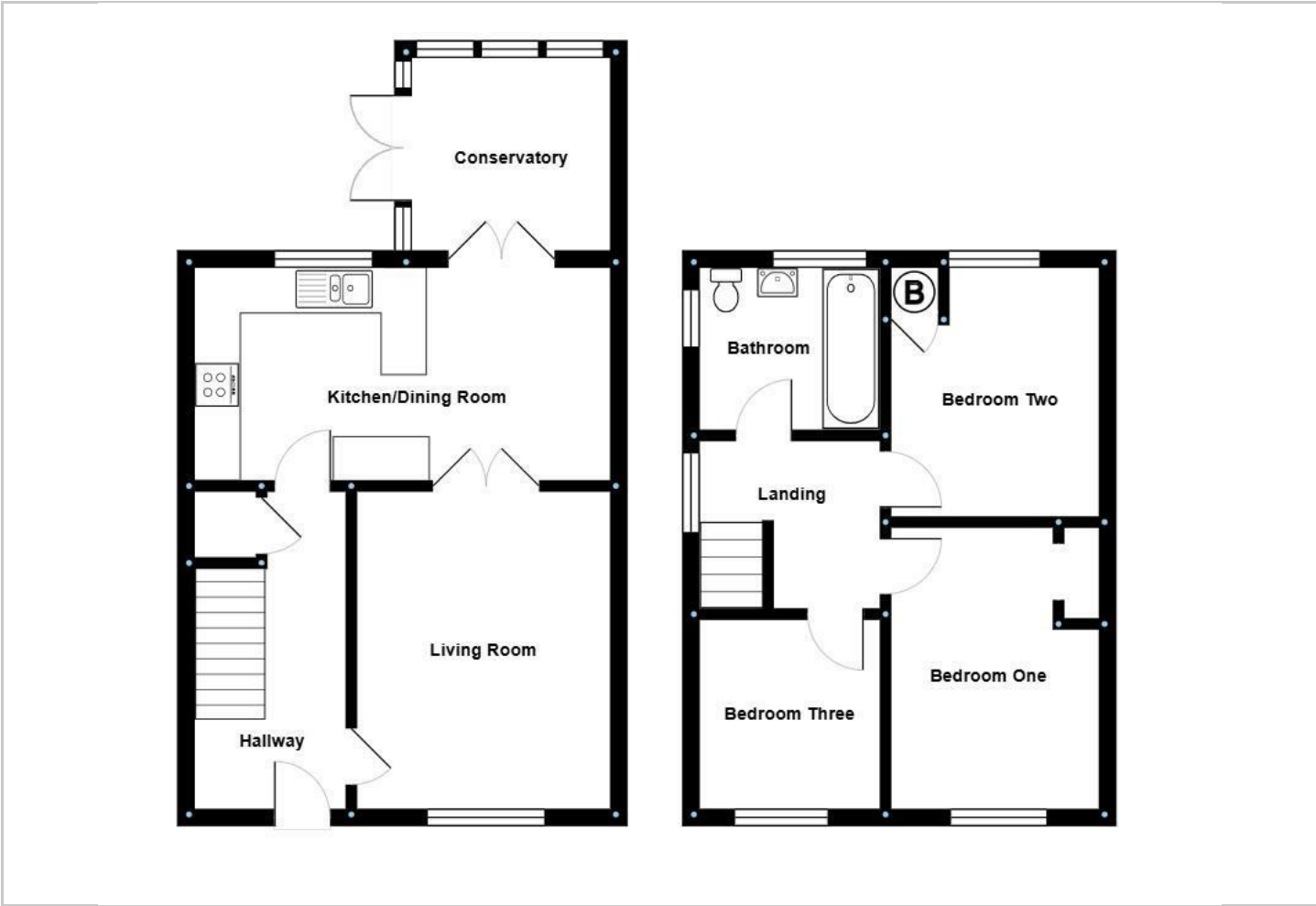
Hybrid Map



Terrain Map



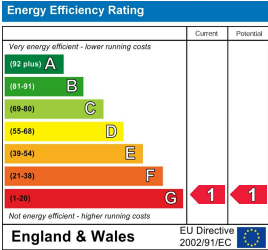
Floor Plan



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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