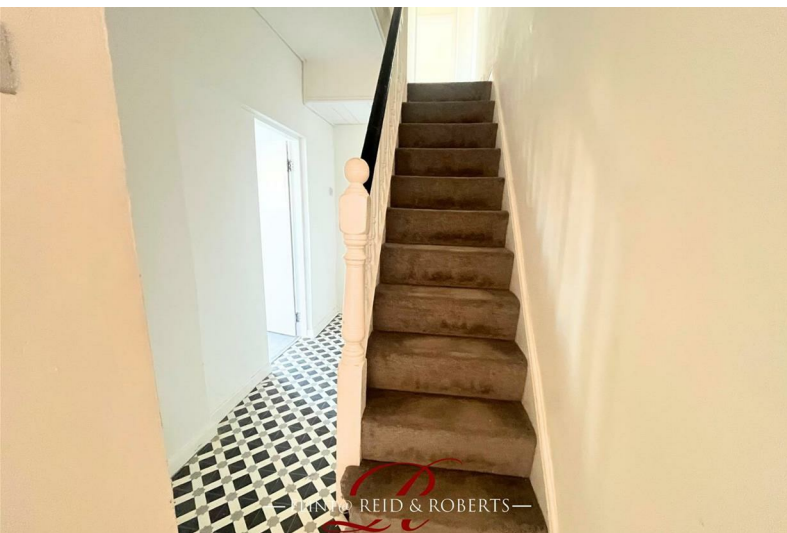




2 Swinchiard Lane

Flint, Flintshire, CH6 5BG

£169,950



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ACCOMMODATION COMPRISES

The property is approached via a slate chipping driveway providing parking and leading to the front entrance.

Wooden door with decorative panel opens into:

Entrance Hallway

With textured ceiling, vinyl flooring, single panel radiator and stairs leading to the First Floor accommodation.

Door leading into:

Lounge

12'10 x 12'9 (3.91m x 3.89m)

Textured ceiling, double panel radiator and double glazed bay window to the front elevation.

Dining Room

10'9 x 10'6 (max) (3.28m x 3.20m (max))

Textured ceiling, double panel radiator and double glazed window to the side and rear elevation.

Kitchen/Breakfast Room

20'4 x 9'4 (6.20m x 2.84m)

Fitted with a range of wall, drawer and base units with work surfaces over, stainless steel sink unit with drainer and mixer tap, splash back tiling, void and plumbing for washing machine, space for free standing electric cooker, space for fridge freezer, wall mounted central heating boiler. Vinyl flooring, cupboard housing electrics, double panel radiator and double glazed windows to the side elevation.

STAIRS FROM THE HALLWAY LEAD UP TO:

Landing

With loft access point and textured ceiling.

Doors to all bedrooms and bathroom.

Bedroom One

16'4 x 10'6 (4.98m x 3.20m)

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

Bedroom Two

11'2 x 10'3 (max) (3.40m x 3.12m (max))

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

Bedroom Three

11'7 x 9'4 (3.53m x 2.84m)

Double panel radiator and single panel radiator to the side elevation.

Family Bathroom

7'6 x 5'5 (2.29m x 1.65m)

Fitted with a three piece suite comprising panelled bath with shower over, wash hand basin and low level flush w.c. Vinyl splash back, vinyl flooring radiator and frosted double glazed window to the side elevation.

OUTSIDE

The property is approached via a slate chipping driveway providing parking and leading to the front entrance. To the side there is a low maintenance garden area and two brick built outbuildings

EPC Rating - TBC

Council Tax - Band D

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

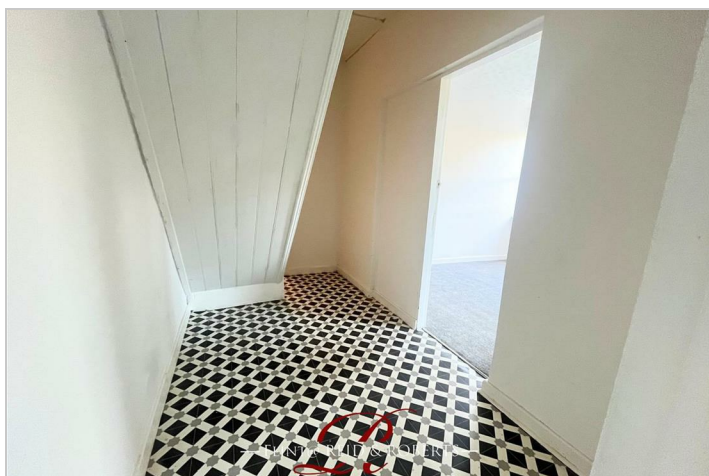
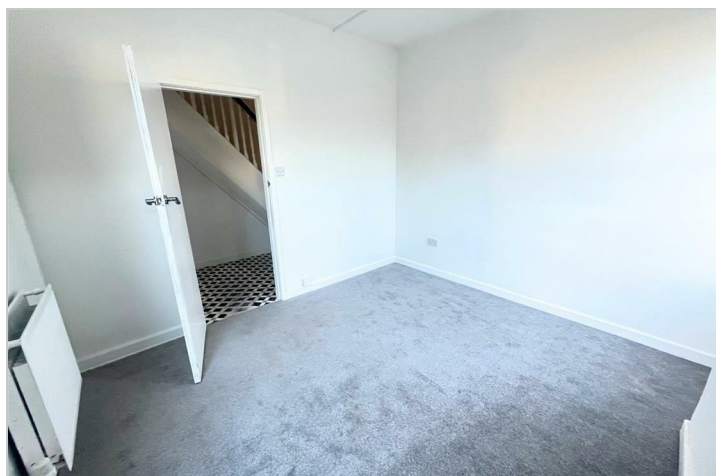
Monday - Friday 9:00am - 5:30pm

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



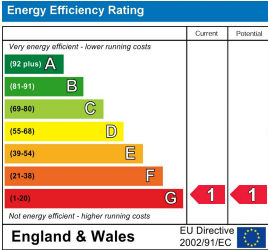
Floor Plan



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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