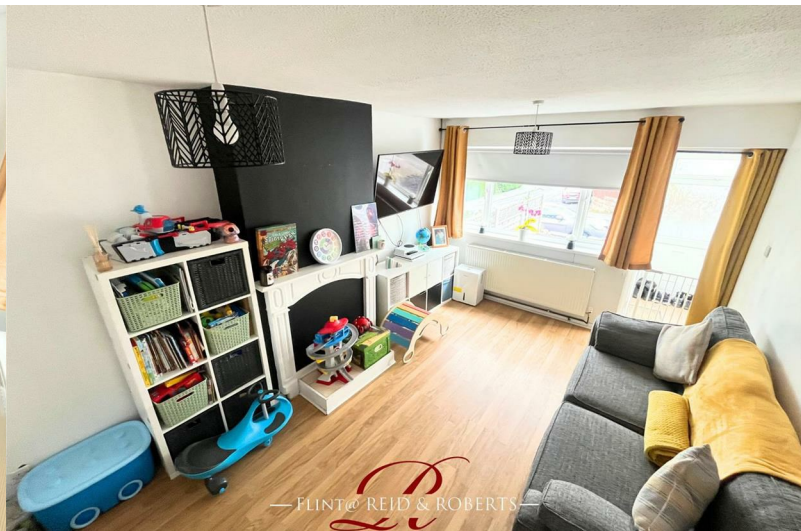




## 32 Greenbank Drive

Flint, Flintshire, CH6 5RG

£170,000





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## ACCOMMODATION COMPRISING:

Step up to Upvc double glazed door with decorative panel.  
Opens to:

### Enclosed Porch

Upvc double glazed units to the front and side elevations with decorative double panelled units beneath, wood effect laminate flooring and door opening into:

### Lounge

16'2 x 10'10 (4.93m x 3.30m)

(currently utilised as a children's playroom)

Upvc double glazed window to the front elevation, double panelled radiator, feature fire surround and wood effect laminate flooring.

Steps up to:

### Kitchen/Family Room

11'10 x 16'10 (3.61m x 5.13m)

Open plan design with living area, space for dining table and housing a range of wall, base and drawer units with roll top work surfaces over, stainless steel sink and drainer unit with mixer tap, black gloss 'Metro' tiled splash back, built in electric oven with 4 ring gas hob, stainless steel splash back and extractor hood, built in storage cupboard housing the central heating boiler, void and plumbing for washing machine, space for fridge/freezer, Upvc double glazed windows to the rear elevation, double panelled radiator, wood effect laminate flooring, Upvc double glazed door opening to the rear garden.

Steps up to:

## LANDING

Loft access hatch and doors into:

### Bedroom One

13'10 x 10'11 (4.22m x 3.33m)

Upvc double glazed window to the front elevation with far reaching views, built in airing cupboard and fitted range of built in wardrobes providing hanging space and storage with

mirror sliding doors, wood laminate flooring and double panelled radiator.

### Bedroom Two

8'3 x 8'0 (2.51m x 2.44m.0.00m)

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

### Bathroom

A three piece suite comprising: Paneled bath with electric shower over, low level flush w/c with dual flush and pedestal wash hand basin. Upvc double glazed frosted window to the side elevation, full wall tiling with decorative mosaic tiled border and chrome heated towel rail.

### Outside

The property is approached to the front via a driveway which provides ample off road parking and leads to the attached garage to the side, the garden to the front has been designed for easy maintenance and laid with decorative slate chippings. To the rear of the property is a tiered garden with steps up to a paved patio area ideal for 'Al-Fresco' dining and a further lawned garden bound to all side with wood fence paneling and a paved pathway leading to the front entrance.

### Garage

Up and over door.

### To Arrange A Viewing

Viewing via prior appointment through the Agents.

Call to arrange on 01352 762300 or Email your availability, buying position and contact details to : [flint@reidandroberts.com](mailto:flint@reidandroberts.com)

### PLEASE NOTE:

The agents can accept no responsibility and appointments are carried out completely at viewers own risk.

### Mortgage Advice

Our 'in house' independent financial adviser can offer you a range of Mortgage and Insurance Products and save you the

Tel: 01352 762300

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.

### 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.

### 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



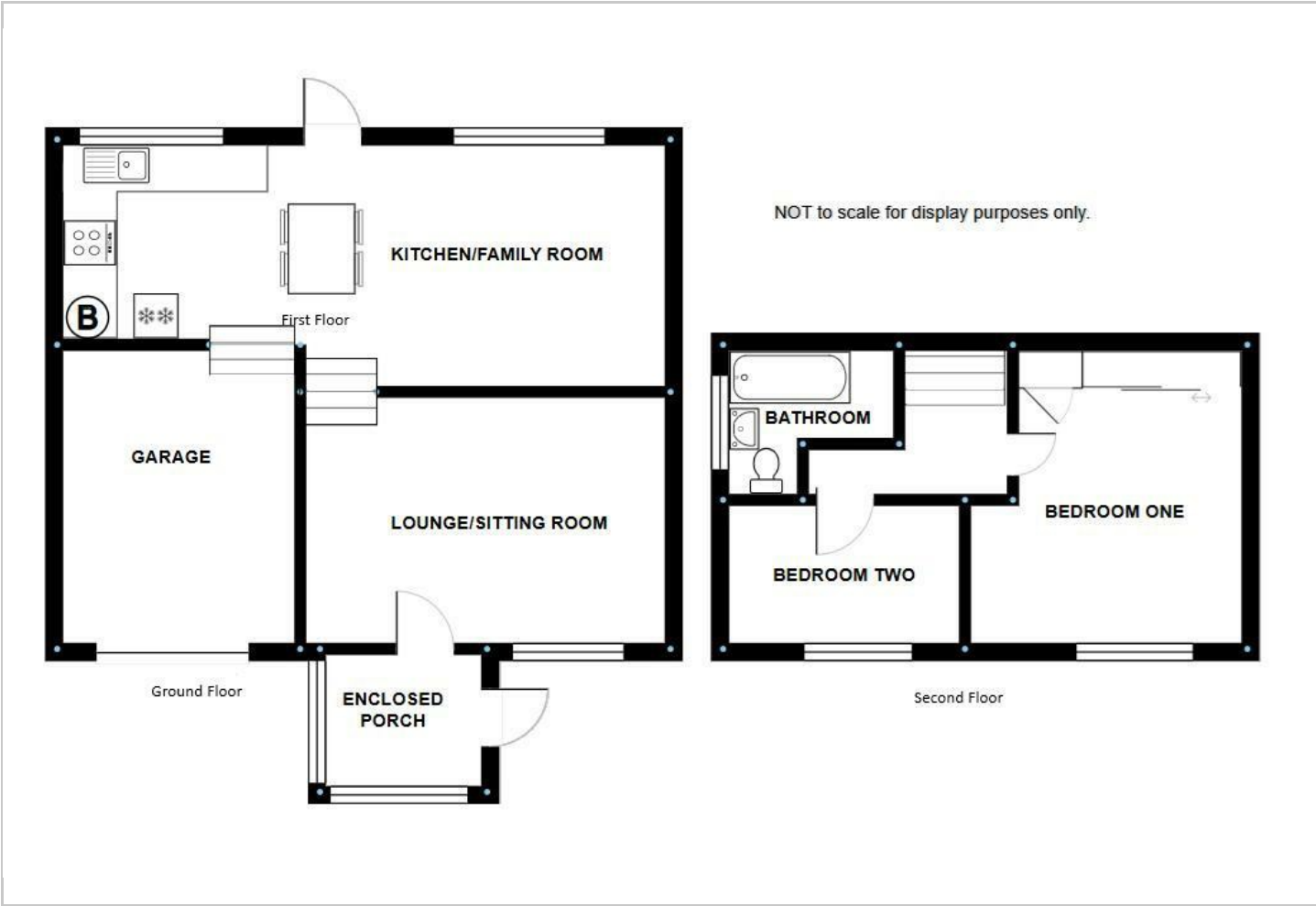
Hybrid Map



Terrain Map



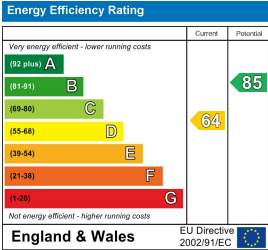
Floor Plan



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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