



## 7 Springfield Close

Flint, Flintshire, CH6 5TZ

£185,000



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## Accommodation Comprises:

uPVC double glazed, leaded door and complimentary side panel leads to:

### Entrance Hall:

Single panelled radiator and telephone point with stairs leading to the first floor accommodation.

Doors into:

### Lounge:

13'9" x 11'10" (4.19m x 3.61m)

Double glazed window to the front elevation, double panelled radiator, living flame gas coal effect fireplace with marble inset and hearth and alcoves to either side. Access through to the kitchen/dining room via double doors.

### Kitchen/Dining Room:

18'0 x 8'6 (5.49m x 2.59m)

Fitted with a range of white wall, drawer and base units with wood effect worksurfaces over, a stainless steel sink and drainer unit with mixer tap over, void and plumbing for dishwasher and washing machine, space for free standing oven with decorative splash back tiling and extractor over, space for fridge freezer, tiled splash backs all round, laminate flooring, a double glazed window overlooking the rear garden and a double glazed external door and double doors into:

### Conservatory:

13'6 x 7'9 (4.11m x 2.36m)

Accessed via double doors off the dining room, with Upvc units all round, Upvc French doors to the outside decking area, carpet flooring, ceiling fan light and two further wall mounted lights.

### Landing:

Upvc double glazed window to the side elevation, loft access, doors into:

### Bedroom One:

12'9 x 9'8 (3.89m x 2.95m)

Double glazed window to the front elevation, a range of fitted wardrobes and storage units, recessed spotlights and single panelled radiator carpet flooring.

### Bedroom Two:

10'9 x 9'11 (3.28m x 3.02m)

Upvc double glazed window to the rear elevation, single panelled radiator.

### Bedroom Three:

8'0" x 8'10" (2.44m x 2.69m)

Double glazed window to the front elevation, single panelled radiator, and over stairs storage cupboard.

### Bathroom:

Fitted with a white, three piece suite comprising: panelled bath with shower attachment over, low level dual flush w.c and pedestal basin. Upvc double glazed windows to the side and rear elevations, tiled walls and floor, recessed spotlights and heated towel rail.

### Outside:

The property is approached via a concrete pathway that leads to the front entrance and to the side with a small area of lawn. To the side of the property there is a driveway providing 'Off Road Parking' which continues to the detached Garage. A wooden gate and pathway provide access into the rear garden where you will find a decked seating area and a larger than average rear, lawned garden bound by wooden fencing a mature hedges.

### 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

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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

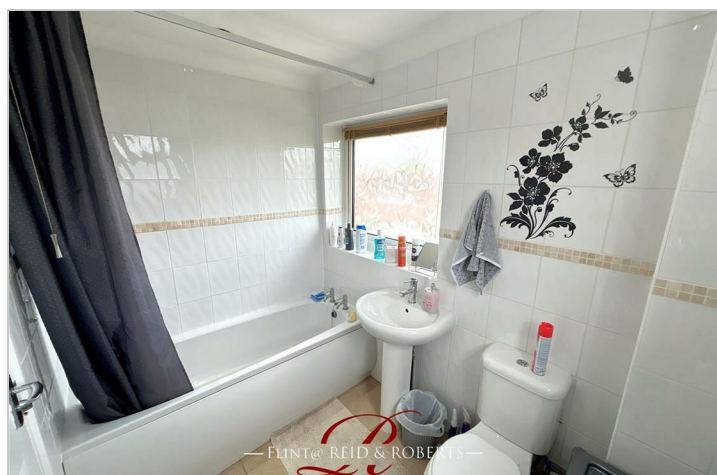
### **To Arrange A Viewing**

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.



Road Map



Hybrid Map



Terrain Map



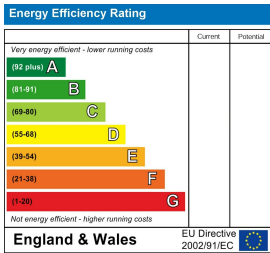
Floor Plan



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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