



## 1 Dee Cottages

, Flint, CH6 5PT

£138,500

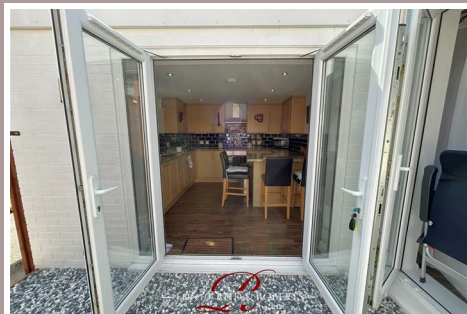




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## ACCOMMODATION COMPRISES

Upvc double glazed composite door with glazed panel opens to:

### Lounge

11'9 x 11'9 (3.58m x 3.58m)

Double glazed window to the front elevation, double panelled radiator, feature inset with tiled hearth and electric stove effect fire and smoke alarm.

Door into Bedroom One and opening into

### Inner Hallway

Double panelled radiator, Velux double glazed window, tiled flooring, built in overhead storage cupboard housing the electric meter.

Opening into:

### Kitchen

12'1 x 10'6 (3.68m x 3.20m)

Housing a comprehensive range of wall, drawer and base units with complimentary marble effect work surfaces and breakfast bar, stainless steel 1 ½ Bowl sink unit with mixer tap over and drainer, feature 'port hole' Upvc double glazed window to the rear, Metro tiled splashback, built in appliances including: washing machine, slimline dishwasher, fridge freezer, electric oven with induction hob and extractor fan, recessed spotlights, tiled floor and Upvc double glazed French doors opening to the patio garden.

### Bedroom One

11'10 x 11'9 (3.61m x 3.58m)

Upvc double glazed window to the front elevation, double panelled radiator and 'walk in' storage cupboard housing the newly fitted 'Valliant' central heating boiler and wall mounted coat hooks.

## Reception Room/Occasional Bedroom

7'9 x 5'7 (2.36m x 1.70m)

Upvc double glazed French doors opening to the rear elevation, double panelled radiator and tiled floor.

### Wet Room

7'6 x 7'4 (2.29m x 2.24m)

Beautifully designed and spacious with a suite comprising fitted wall units incorporating a vanity wash hand basin and concealed cistern w/c with cupboard, drawers, shelving and feature mosaic tiling. Tiled walls and floor with drain, wall mounted shower, velux double glazed window and towel heater.

### Outside

To the rear of the property is a low maintenance graveled garden with wooden gate opening to a communal lawned area with drying facilities. There are also fixed hooks at the rear of the property to store recycling bags.

EPC Rating - C

Council Tax - Band B

### 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

Tel: 01352 762300

and appointments are carried out completely at viewers own risk.

### 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

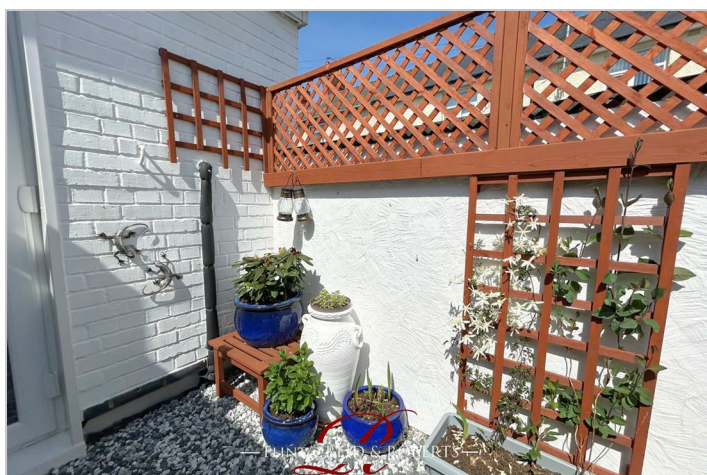
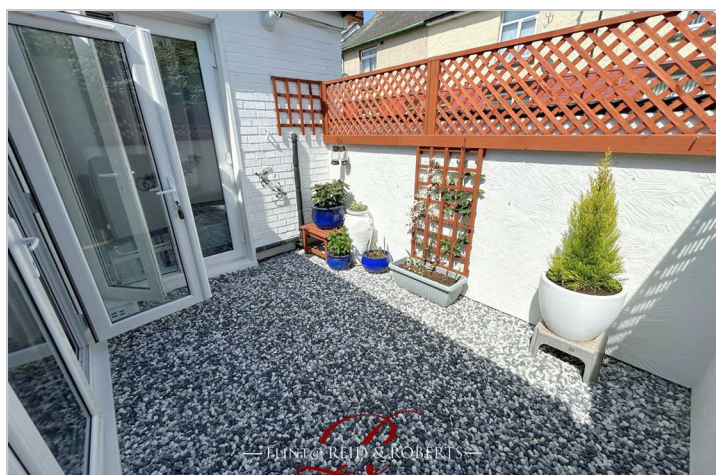
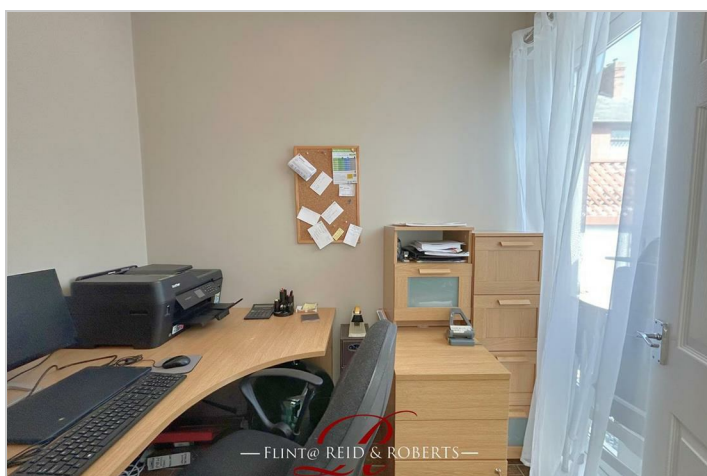
Monday - Friday 9:00am - 5:30pm

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



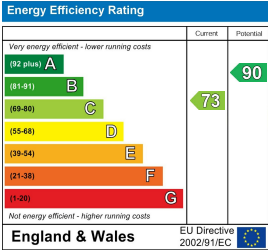
Floor Plan



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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