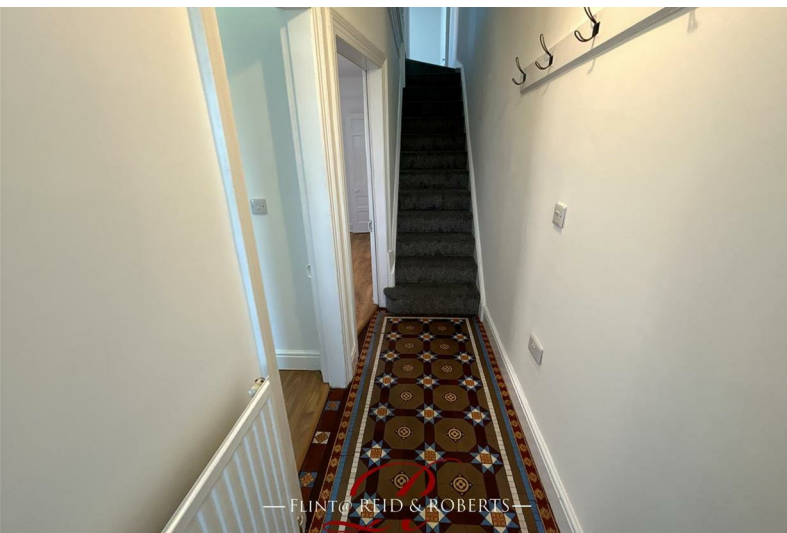




4 Swinchiard Walk

Flint, CH6 5HB

O.I.R.O £175,000



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Accommodation Comprising:

Step upto :

Upvc double glazed composite door with decorative overhead panel opens to:

Enclosed Porch

Restored, Victorian original mosaic tiled floor, door opening to:

Reception Hall

Mosaic original restored floor tiles, wall mounted coat hooks, single panelled radiator and stairs leading to the first floor accommodation.

Doors into:

Lounge

12'1 x 13'0 (3.68m x 3.96m)

Upvc double glazed bay window to the front elevation, wood effect laminate flooring, picture rail, double panelled radiator, brick built fireplace with inset and wooden decorative mantle.

Dining Room

13'7 x 12'11 (4.14m x 3.94m)

Upvc double glazed window to the rear elevation, picture rail, wood effect laminate flooring, double panelled radiator and feature fire inset with floating wooden mantle.

Door into:

Kitchen

This newly fitted neutral kitchen comprises wall, drawer and base units with a stainless steel 1 1/2 bowl sink unit and drainer with mixer tap, marble effect work surfaces over, space for freestanding electric cooker, Upvc double glazed window to the side elevation, white metric tiled splashback, under stairs storage cupboard, double panelled radiator, feature inset and herringbone effect laminate flooring.

Door into:

Utility Room

Upvc double glazed windows to the side elevation, built in

storage cupboard housing the central heating combi boiler, void and plumbing for washing machine, Upvc double glazed door opening to the side yard and herringbone effect laminate flooring.

Door into:

W.C

upvc opaque window to the rear elevation, tiled walls, low level flush w.c, sink and vanity unit with chrome mixer tap over, double panelled radiator, vinyl flooring.

First Floor Accommodation

Landing

Loft access hatch, sky light with decorative cover and doors into:

Bedroom One

16'9 x 12'2 (5.11m x 3.71m)

Two Upvc double glazed windows to the front elevation, single panelled radiator and newly fitted carpeted flooring.

Bedroom Two

12'11 x 10'9 (3.94m x 3.28m)

Upvc double glazed window to the rear elevation, single panelled radiator and newly fitted carpeted flooring.

Bedroom Three

9'9 x 9'3 (2.97m x 2.82m)

Upvc double glazed window to the rear elevation, single panelled radiator and newly fitted carpeted flooring.

Bathroom

Modern three piece suite comprising: 3/4 panelled bath with wall mounted shower over and glazed screen, low level dual flush w/c and vanity wash hand basin, Upvc double glazed frosted window to the side elevation, contemporary wall and floor tiling and heated towel rail.

Outside

The property is approached to the front via a red brick wall with wrought iron gate opening to a concrete pathway to the

front entrance.

To the rear of the property there is an enclosed low maintenance yard accessed through a wooden gate. A further enclosed garden is adjacent which is bound by wood fence paneling and has a block built storage shed and circular paved patio with a flower bed.

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.

Making An Offer

TO MAKE AN OFFER

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

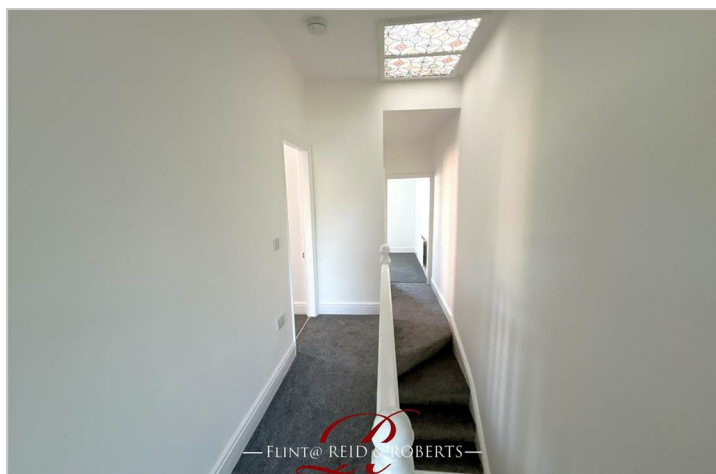
Monday - Friday 9:00am - 5:30pm

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



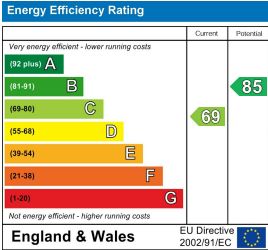
Floor Plan



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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