



## 7 Oak Grove

The Manor, Flint, CH6 5RU

£215,000



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## Enclosed Porch

Upvc double glazed units to the front and side elevations with decorative Upvc panels beneath.

Door opening to:

## Entrance Hall:

Stairs leading to the first floor accommodation and door into:

## Lounge / Diner

25'11 x 10'11 (7.9m x 3.33m)

Upvc double glazed bay window to the front elevation, wood effect flooring, feature open fire place with cast iron multi fuel burner, textured and coved ceiling, double glazed patio doors leading into the conservatory, door into:

## Conservatory:

Upvc double glazed units to the side and rear, poly carbonate roof, double glazed French doors to the rear and tiled flooring.

## Inner Hallway:

Upvc double glazed door to the side elevation, storage cupboard, doors into:

## Kitchen:

12'9 x 10'7 (3.89m x 3.23m)

The Kitchen is fitted with a comprehensive range of 'Shaker style' wall, drawer and base units, with complementary work surfaces over, built in eye level double oven, induction hob with extractor over, black composite sink and drainer unit with mixer tap over, built in dishwasher, gas central heating combi boiler, void and plumbing for washing machine, space for American style fridge freezer, Upvc double glazed windows to the side and rear and vinyl flooring.

## Shower Room

Three piece suite comprising: Pedestal wash hand basin with decorative splash back tiling, low level flush w.c, fully tiled walk in shower cubicle with wall mounted electric shower, extractor fan, Upvc frosted double glazed window to the side elevation and tiled flooring.

## First floor Accommodation:

Stairs to:

## Landing:

Upvc double glazed window to the side elevation, two built in storage cupboards, loft access hatch with pull down ladder.

Doors into:

## Bedroom One:

13'4 x 10'8 (4.06m x 3.25m)

Upvc double glazed French doors to the rear opening onto a wrought iron balcony, fitted wardrobe, double panel radiator, loft hatch and carpet flooring.

## Bedroom Two:

11'1 x 10'4 (3.38m x 3.15m)

Upvc double glazed window to the rear elevation and double panel radiator.

## Bedroom Three:

10'8 x 10'3 (3.25m x 3.12m)

Upvc double glazed window to the front elevation and double panel radiator.

## Bedroom Four:

10'7 x 6' (3.23m x 1.83m)

Upvc double glazed window to the front elevation and double panel radiator.

## Family Bathroom:

White four piece suite comprising: panelled bath, low level flush w.c, Vanity wash hand basin, thermostatic shower with fully tiled cubicle and glazed door, fully tiled walls with decorative border and vinyl flooring.

## Loft Room:

Double glazed velux window, electrical sockets and carpeted flooring.

## Outside:

The property is approached via a block paved driveway providing off road parking and access to the front door and lean to garage.

To the rear, there is a paved pathway and steps up to the garden, which is mainly laid to lawn with a featured circular patio area, a pond and mature bushes and shrubs which is bound by wood fencing.

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.

### 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

### 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.

### 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.

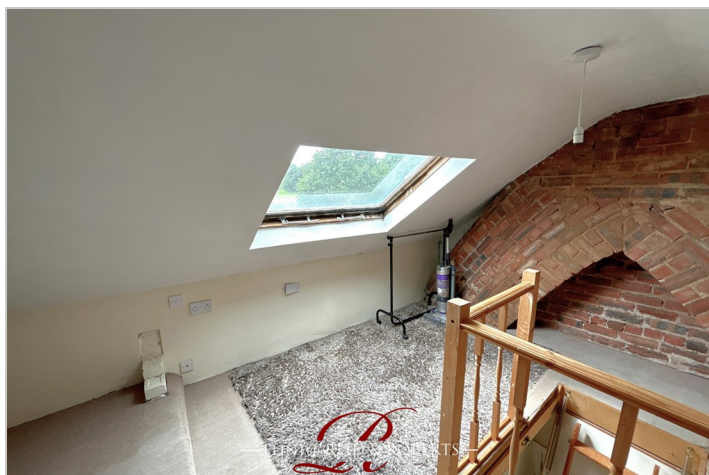
### Mortgage Advice

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



Road Map



Hybrid Map



Terrain Map



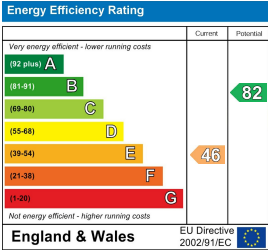
Floor Plan



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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