



25 Victoria Road

, Bagillt, CH6 6JN

O.I.R.O £135,000



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Accommodation Comprising:

Steps up to:

Upvc double glazed door with decorative leaded inset opens to:

Entrance Hall

Stairs leading to the first floor accommodation, wall mounted thermostat, double panelled radiator and textured ceiling.

Door into:

Lounge

14'3" x 9'1" max (4.34 x 2.77 max)

Upvc double glazed box bay window to the front elevation, double panelled radiator, aerial socket, textured ceiling with picture rail, electric fire set on a marble effect hearth with decorative surround and wall light points.

Sitting Room/ Dining Room

13'5" x 9'11" (4.09 x 3.02)

(Currently utilised as a sitting room)

Upvc double glazed window to the rear elevation, double panelled radiator, textured ceiling and picture rail, built in understairs storage cupboard.

Door into:

Kitchen

11'10" x 7'2" (3.61 x 2.18)

Housing a comprehensive range of modern cream gloss wall, base and drawer units with complimentary roll top work surfaces over, stainless steel sink and drainer unit with mixer tap over, Upvc double glazed windows to the rear and side elevations, space for freestanding cooker and under counter fridge, void and plumbing for washing machine, full wall tiling, wood effect laminate floor and Upvc double glazed door opening to the side.

First Floor Accommodation

Landing

Loft access hatch and Upvc double glazed window to the side and doors leading into:

Bedroom One

13'6" x 10'1" (4.11 x 3.07)

Upvc double glazed bay window to the front elevation, Further Upvc double glazed window, double panelled radiator, textured ceiling and picture rail.

Bedroom Two

11'1" x 8'11" (3.38 x 2.72)

Upvc double glazed window to the rear elevation, double panelled radiator, textured ceiling and picture rail.

Bathroom

Three-piece white suite comprising panelled bath, pedestal wash hand basin, low level flush w/c, full wall tiling, built in storage cupboard, Upvc double glazed frosted window to the rear elevation and single panelled radiator.

Outside

The property is approached via a wrought iron gate with brick wall and wrought iron railing, opening a to concrete pathway to the front entrance. The front garden has been designed for easy maintenance and laid with decorative gravel.

Access to the rear garden is via a pathway to the side. where you will be met with a paved patio area and paved pathway leading to a raised gravelled area and a lawn. The garden is bound to all sides with wood fence panelling. There is also a timber storage shed

To Arrange A Viewing

Strictly by prior appointment through Reid & Roberts Estate Agents.

Telephone Flint 01352 762300.

Virtual viewings are encouraged for anyone in a vulnerable health position or not in a financial position to proceed with a sale. Additional photos or a short video can be emailed on

Tel: 01352 762300

request.

Due to the current situation with Covid-19 we will ensure all doors are open and clients take appropriate action and follow the strict government guidelines issued.

Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Mortgage Advice

Reid & Roberts Estate Agents can offer you a comprehensive range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal for yourself.

We deal with a wide selection of high street Banks and Building Societies and can look for the most competitive rates around.

For more information or to book an appointment please call 01352 762300.

To Make An Offer

TO MAKE AN OFFER - PLEASE MAKE AN APPOINTMENT.

If you are interested in offering on this property, contact our office to make an appointment.

The appointment is part of our guarantee to the seller to ensure all buyers are financially qualified and their buying

position confirmed.

Please Note: Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Opening Hours

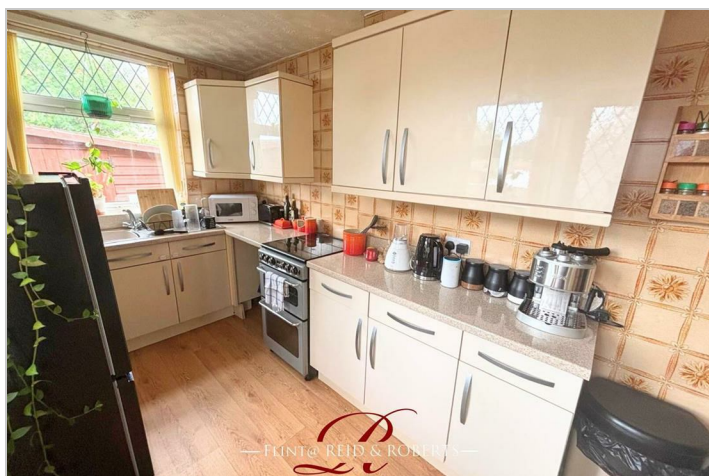
Monday - Friday 9:00am - 5:30pm

Saturday 9:00am - 4:00pm

Please Note: Winter Hours - November - February ALL offices close at 5pm Monday to Friday.

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.



Road Map



Hybrid Map



Terrain Map



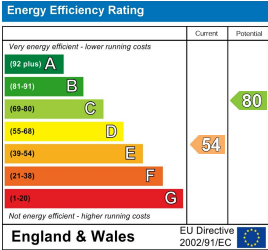
Floor Plan



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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