



## 10 Salisbury Street , Flint, CH6 5NX

£130,000





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## ACCOMMODATION COMPRISES

### Entrance Hallway

With stairs leading to the first floor accommodation, single panelled radiator, textured ceiling and wood effect laminate flooring.

Door opening into

### Lounge

16'7 x 11'8 (5.05m x 3.56m)

Upvc double glazed window to the front elevation, textured and coved ceiling, feature gas fire with a marble surround, television aerial socket, telephone point, understairs storage cupboard and wood effect laminate flooring.

Door into:

### Kitchen/Breakfast Room

15'0 x 7'8 (4.57m x 2.34m)

Housing a range of white wall, drawer and base units with complementary roll top work surfaces incorporating stainless steel sink with mixer tap, void and plumbing for washing machine, built in cooker and hob, space for fridge freezer. Upvc window to the rear elevation, vinyl flooring, breakfast bar and wooden stable door opening to the rear.

## FIRST FLOOR ACCOMMODATION

### Landing

With loft access point and doors giving access to:

### Bedroom One

15'0 x 8'7 (4.57m x 2.62m)

Upvc double glazed window to the front elevation, single panelled radiator, textured ceiling and built in storage cupboard

### Bedroom Two

8'7 x 8'6 (2.62m x 2.59m)

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

### Bedroom Three

9'11 x 6'2 (3.02m x 1.88m)

Upvc double glazed window to the front elevation and single panelled radiator.

### Family Bathroom

Upvc double glazed frosted window to the rear elevation, single panelled radiator, textured ceiling, white three piece suite comprising of low level w.c., pedestal wash hand basin and panelled bath, fully tiled walls and vinyl flooring.

## OUTSIDE

The property is approached via a front gate which opens onto a shared path leading to the front door. A lawned garden is situated in the front of the property. The rear garden is bounded by wood panelled fencing and hosts a lawned area and decked seating area. A wooden shed is also located to the rear of the garden.

### 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

Tel: 01352 762300

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.**

### 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.

### 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:

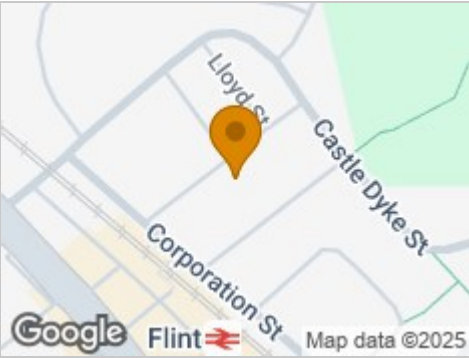
Mon-Fri 9am - 5pm

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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