



The Glynne Stores Cornist Road

Flint, Flintshire, CH6 5HG

Auction Guide £155,000



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RESIDENTIAL ACCOMMODATION COMPRISES

The property is approached via a stepped pathway leading up to the front entrance.

A sliding double glazed patio door opens into:

Entrance Porch

Tiled floor and frosted glazed door opening into:

Hallway

Having built in storage cupboard, single panel radiator and stairs leading to the First Floor accommodation.

Door opening into:

Ground Floor W.C

Fitted with a two piece suite comprising low level flush w.c and wash hand basin, frosted window to the front elevation.

Lounge

22'1 x 12'9 (6.73m x 3.89m)

Spacious room with open fire (not tested) set on a tiled fire surround, t.v. aerial point, single panel radiator and double glazed windows to the front and rear elevation.

Kitchen

12'5 x 8'6 (3.78m x 2.59m)

Wall and base units, sink and drainer unit, window to the rear elevation.

INNER HALLWAY TO SHOP AREAS

The shop section is made up of shop floor space, two large storage areas and a built in storage cupboard.

FIRST FLOOR ACCOMMODATION

Landing

Built in cupboard, access to all rooms and bathroom, window to the front elevation.

Bedroom One

20'1 x 9'2 (6.12m x 2.79m)

Built in storage cupboard, windows to the front and rear elevation

Bedroom Two

12'6 x 10'9 (3.81m x 3.28m)

Radiator and window to the front elevation.

Bedroom Three

12'6 x 10'5 (3.81m x 3.18m)

Radiator and window to the rear elevation

SHOP FLOOR

36'4 x 13'4 (11.07m x 4.06m)

This shop space offers a versatile opportunity to run a business from your own home. Large windows to the front and side elevations, door to front.

Storage Room Two

15'1 x 5'7 (4.60m x 1.70m)

Tiled Flooring and window to the rear.

Storage Room One

17'1 x 9'4 (5.21m x 2.84m)

Shelving, tiled flooring, window to the front.

OUTSIDE

Enclosed garden to the front elevation with pathway leading to the front entrance.

There is off road parking spaces for use by either residents or customers.

To the rear there is an enclosed 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

PLEASE NOTE:

The agents can accept no responsibility and appointments are carried out completely at viewers own risk.

Tel: 01352 762300

Making An Offer

TO MAKE AN OFFER - PATTINSONS AUCTION SITE
CALL 0191 580 1587 or email commercial@pattinson.co.uk

<https://www.pattinson.co.uk/property?id=491379&guid=1bf9cea3-f02b-403b-8fe4-decbed96b578>

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.

Opening Hours

Monday - Friday 9:00am - 5:30pm
Saturday 9:00am - 4:00pm

Winter Closing Hours: 1st November to 1st February:

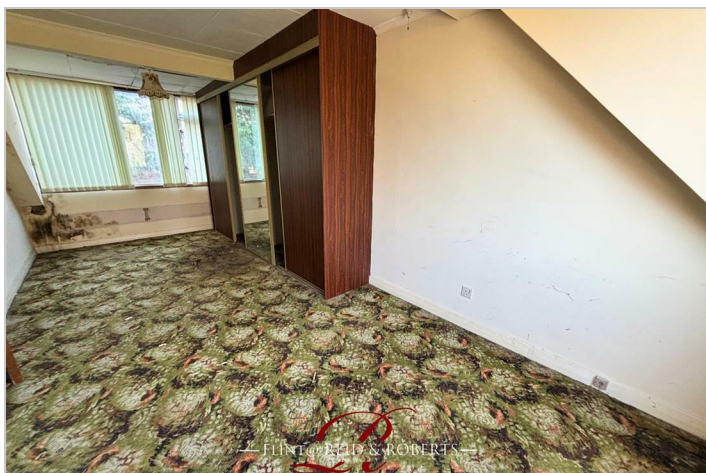
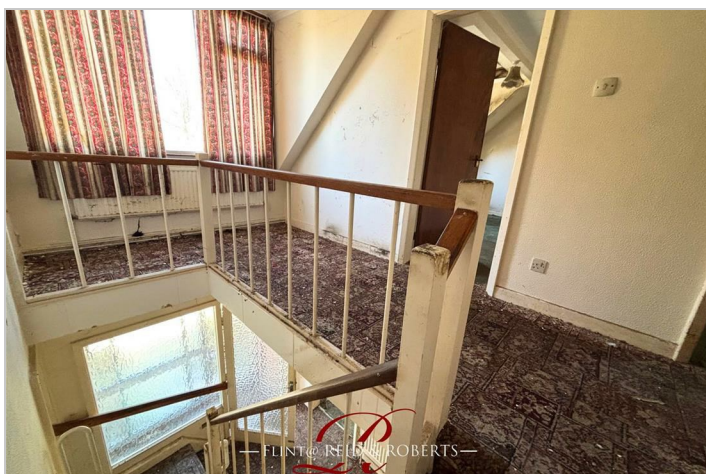
Mon-Fri 9am - 5pm
Saturday 9am - 4pm

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.



Road Map



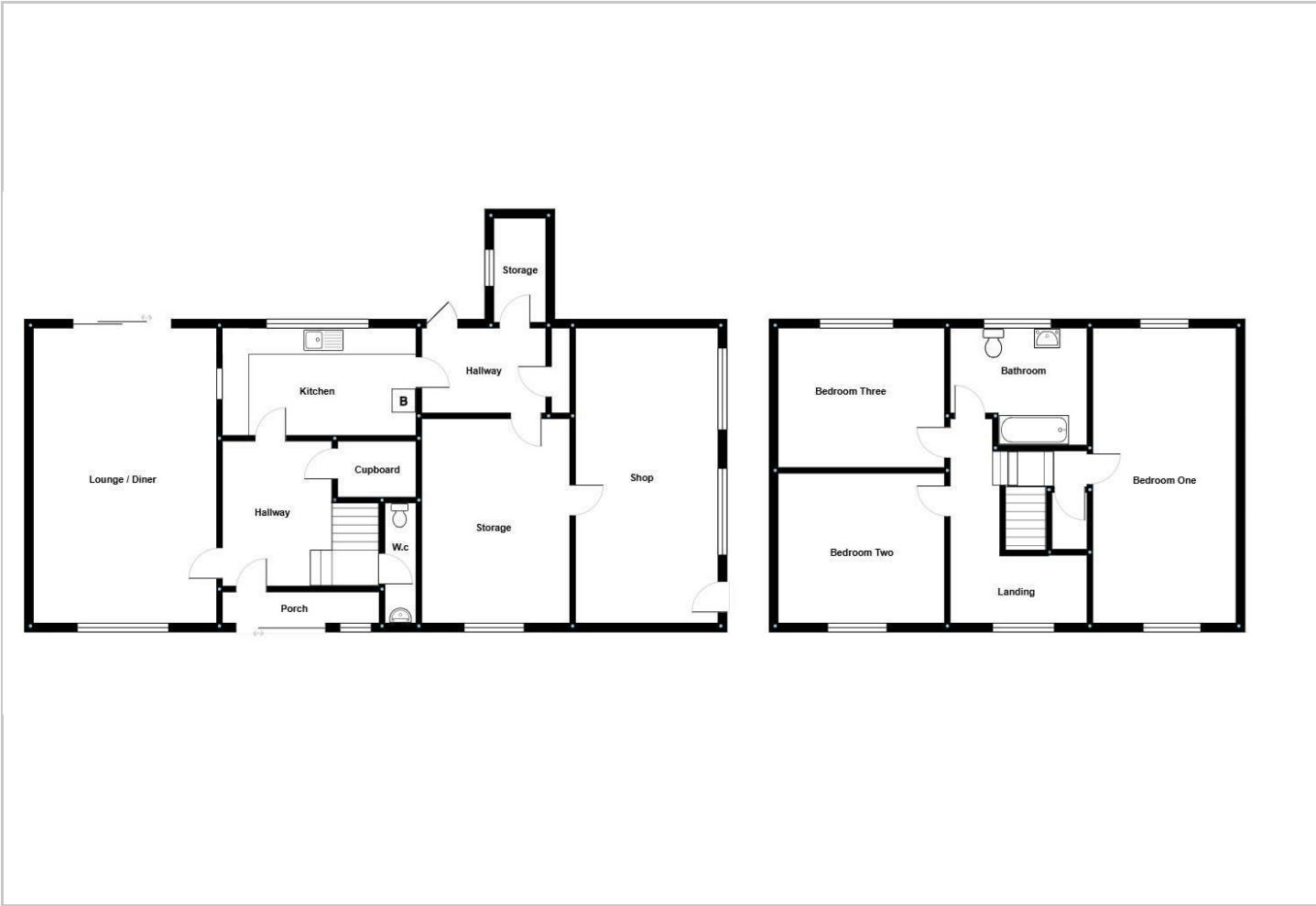
Hybrid Map



Terrain Map



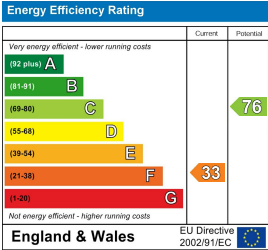
Floor Plan



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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