



## 2 Corporation Street , Flint, CH6 5PG

£125,000





# 2 Corporation Street

, Flint, CH6 5PG

**£125,000**



## Accommodation Comprises:

The property is approached via a wooden gate with a pathway leading to the front entrance.

Step up to Upvc double glazed door with decorative frosted inset and side panel opens into:

### Entrance Hallway:

Single panelled radiator, stairs leading to first floor accommodation, door opening into:

### Lounge/Dining Room:

16'5 x 10'8 (5m x 3.25m)

Double glazed window to the front elevation, double panelled radiator, textured ceiling, exposed brick fireplace, built in understairs storage cupboard and door opening into:

### Kitchen:

11'11 x 7'0 (3.63m x 2.13m)

Housing a range of wall, drawer and base units with complementary roll top work surfaces over, stainless steel sink unit and drainer with mixer tap over, partially tiled walls, space for free standing cooker, space for fridge/freezer, void and plumbing for washing machine, double panelled radiator, double glazed window to the rear elevation, upvc double glazed door to the rear, vinyl flooring.

## STAIRS FROM HALLWAY LEAD TO:

### First Floor Landing:

Loft access hatch, doors opening into:

### Bedroom One:

15'9 x 8'7 (4.8m x 2.62m)

Upvc double glazed window to the front elevation, Storage cupboard, carpet flooring, double panelled radiator

### Bedroom Two:

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

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

### Bedroom Three:

10'7 x 6'3 (3.23m x 1.91m)

Upvc double glazed window to the front elevation, double panelled radiator, wall mounted 'Ideal' boiler.

### Family Bathroom:

This newly fitted family bathroom comprises: Panelled bath with brushed gold fixtures to include a mixer tap, and thermostatic shower with rainfall shower and hand attachment, brushed gold heated towel rail, back to the wall w.c and inset sink vanity unit, frosted upvc double glazed window to the rear elevation, fully tiled walls and flooring.

### Outside:

Approaching the property from the front there is mainly laid to lawn, with some mature tree's bound by a dwarf brick wall. A pathway from the side provides access to the front door.

The garden to the rear is low maintenance being slabbed, bound by mature hedging and fencing, there is also a brick outbuilding with electricity, a wooden gate to the side elevation provides access into the rear 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.

### 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.

Tel: 01352 762300

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

### 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

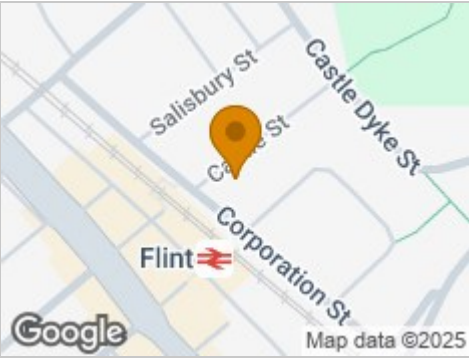
for the accuracy of the description or measurements, these are intended as a guide only.

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



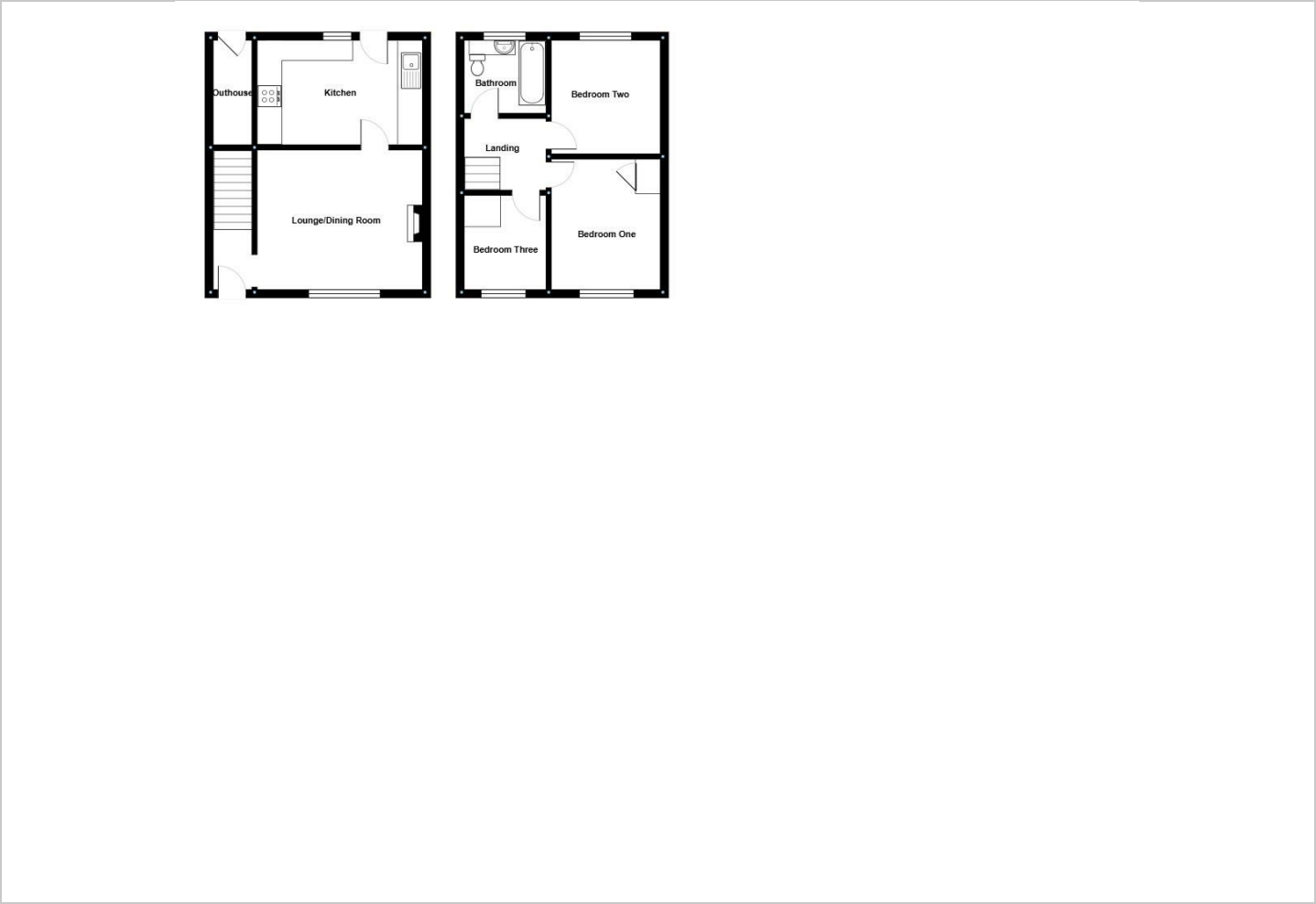
Hybrid Map



Terrain Map



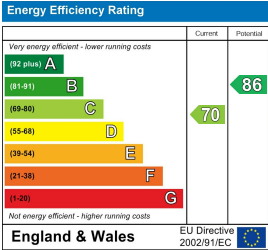
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance 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 firms employment has the authority to make or give any representation or warranty in respect of the property.