



## 47 Chester Road

, Flint, CH6 5DT

O.I.R.O £105,000



# 47 Chester Road

, Flint, CH6 5DT

O.I.R.O £105,000



## ACCOMMODATION COMPRISES

White Upvc door leads into:

### Lounge

12'0" x 11'4" (3.66 x 3.45)

Having wood laminated flooring, TV point, and glazed door allowing access into:

### Kitchen/Diner

19'0" x 9'6" (max) (5.79 x 2.90 (max))

Fitted with a range of wall and base units with complementary work top surfaces over, integrated sink with drainer, space and plumbing for washing machine, space for fridge/freezer. The kitchen also has tiled flooring, double glazed window to the rear elevation and double glazed door to the same and stairs leading to the first floor accommodation.

### Bathroom

Fitted with a three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low level flush w.c. Partial wall tiling, tiled flooring and frosted double glazed window to the rear elevation.

## STAIRS FROM DINING AREA LEAD TO

### Bedroom One

12'0" x 11'5" (3.66 x 3.48)

With radiator and double glazed window to the front elevation.

### Bedroom Two

7'5" x 7'3" (2.26 x 2.21)

With radiator and double glazed window to the rear elevation.

## Outside

The rear garden is mainly laid to lawn for ease of maintenance and bound by panelled fencing.

## Council Tax - Band B

## 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



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.