



142 Chester Road  
, Flint, CH6 5DZ

£129,950



# 142 Chester Road

, Flint, CH6 5DZ

£129,950



## Accommodation Comprises:

Step up to white upvc door with decorative glazed panel into:

### Reception Hall

Double glazed frosted window to the front elevation, single panelled radiator, stairs leading to the first floor accommodation with under stairs storage.

Doors into:

### Reception Room

11'4" x 11'11" (3.45 x 3.63)

Double glazed window to the front elevation, double panelled radiator, aerial socket and textured ceiling.

### Kitchen

18'4" x 7'3" (5.59 x 2.21)

Housing a range of wall and base units with complimentary roll top work surfaces, stainless steel sink unit with mixer tap over, splashback tiling, space for electric cooker and wood effect laminate flooring.

Doors into:

### Utility

5'8" x 5'3" (1.73 x 1.60)

Double glazed window to the side elevation, void and plumbing for a washing machine, space for fridge/freezer, wall mounted central heating boiler and wood effect laminate flooring.

Upvc door with decorative glazed panel into:

### Lounge

19'7" x 12'2" (5.97 x 3.71)

Wooden fire surround with space for log burner, double panelled radiator, aerial socket, picture railing and sliding patio doors into rear.

## STAIRS FROM HALLWAY LEAD TO:

## Landing

Double glazed frosted window to the side elevation, smoke alarm and loft access.

## Bedroom One

12'8" x 9'6" (3.86 x 2.90)

Fitted with a range of wardrobes with mirror sliding doors, double glazed window to the rear elevation and aerial socket.

## Bedroom Two

11'6" x 8'6" (3.51 x 2.59)

Fitted with a range of wardrobes with mirror sliding doors, double glazed window to the front elevation, double panelled radiator and aerial socket.

## Bedroom Three

8'11" x 7'0" (2.72 x 2.13)

Fitted with a range of wardrobes with mirror sliding doors, double glazed window to the front elevation, double panelled radiator and aerial socket.

## Family Bathroom

Fitted with a three piece suite comprising: Panelled corner bath with electric shower over, pedestal wash hand basin and low level flush w.c. Radiator, double glazed frosted window to the rear elevation and vinyl flooring.

## OUTSIDE

The property is approached via a pathway leading to the front entrance. To the side of the path there is a lawned garden area with boundaries defined by brick walling. To the rear there is an enclosed garden with gated access to the side.

## Garage

Up & Over door with light and power.

## 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)

Tel: 01352 762300

**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.

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.**

**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.

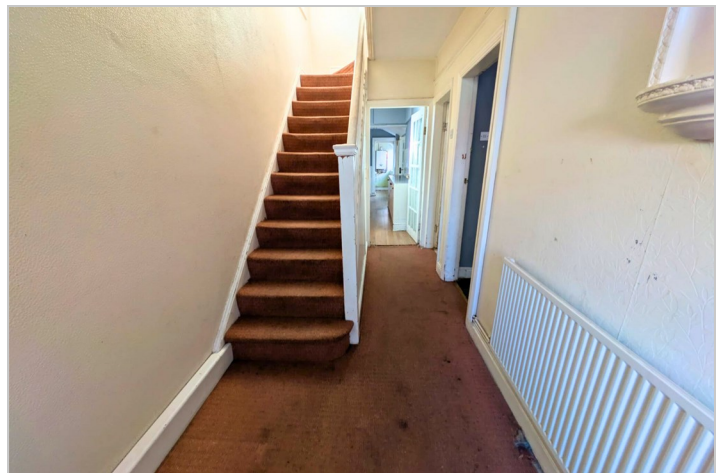
No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Opening Hours**

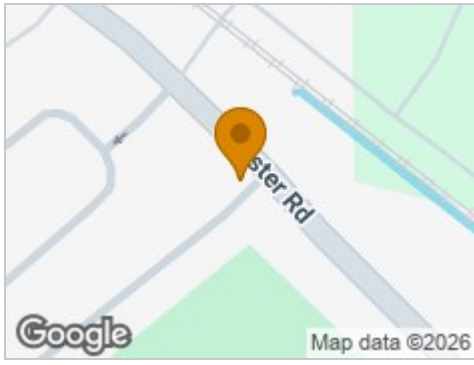
Monday - Friday 9:00am - 5:30pm  
Saturday 9:00am - 4:00pm

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

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



### Road Map



### Hybrid Map



### Terrain Map



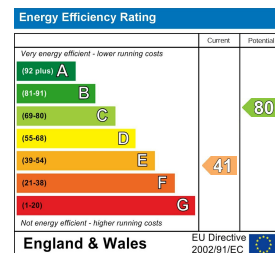
### Floor Plan



### 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



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.