



—FLINT@ REID & ROBERTS—

## 5 Henry Taylor Street

Flint, CH6 5PP

£130,000



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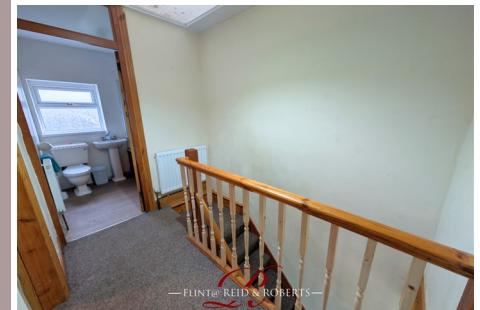


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## Accommodation Comprising:

Overhead canopy porch with Upvc double glazed door opening to:

### Entrance Hall

Stairs leading to the first floor accommodation, doors into:

### Lounge:

**11'10" x 11'10" (3.61m x 3.61m)**

Upvc double glazed bay window to the front elevation, single panelled radiator, electric fire set on a marble effect hearth with complimentary inset and wooden surround and wood effect laminate flooring.

### Dining Room

**13' x 11'6" (3.96m x 3.51m)**

Living flame gas fire set on a marble effect hearth with wooden surround, Upvc double glazed French doors opening to the rear, wood effect laminate flooring and door into the outbuilding.

Opening to:

### Kitchen:

**6'6" x 9'3" (1.98m x 2.82m)**

Housing a range of wall, drawer and base units with roll top work surfaces over, sink and drainer unit with mixer tap over, built in electric oven with hob and extractor over, splash back tiling, Upvc double glazed window into the Outbuilding and vinyl flooring.

### Utility Room

**10'2" x 8'4" (3.10m x 2.53m)**

uPVC double-glazed windows to the side and rear elevations, uPVC double-glazed door opening onto the rear patio garden, fluorescent strip lighting, base unit with roll-top work surface (ideal for white goods), and carpeted flooring.

### First Floor Accommodation

#### Landing

Loft access hatch and doors into:

### Bedroom One

**13' x 11'5" (3.96m x 3.48m)**

Upvc double glazed bay window to the front elevation, single panelled radiator, picture rail and wood effect laminate flooring.

### Bedroom Two

**10'1" x 12'7" (3.07m x 3.84m)**

Upvc double glazed window to the rear elevation, wall mounted central heating boiler, single panelled radiator and wood effect laminate flooring.

### Bedroom Three

**7'11" x 9'6" (2.41m x 2.9m)**

Upvc double glazed window to the rear elevation, single panelled radiator and wood effect laminate flooring.

### Bathroom

Three piece white suite comprising: Panelled bath with electric shower over and glazed shower panel, pedestal wash hand basin and low level flush w/c, splash back tiling, Upvc double glazed frosted window to the rear elevation and wood effect flooring.

### Outside

To the rear of the property is a low-maintenance paved patio garden, bounded by brick walling, with a wooden gate providing access to the rear where unallocated off-road parking can be found.

A brick built shed provides additional storage.

### 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@reidandroborts.com](mailto:flint@reidandroborts.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.

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 have 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.

## 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



## Road Map



## Hybrid Map



## Terrain Map



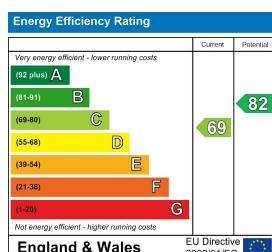
## Floor Plan



## 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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